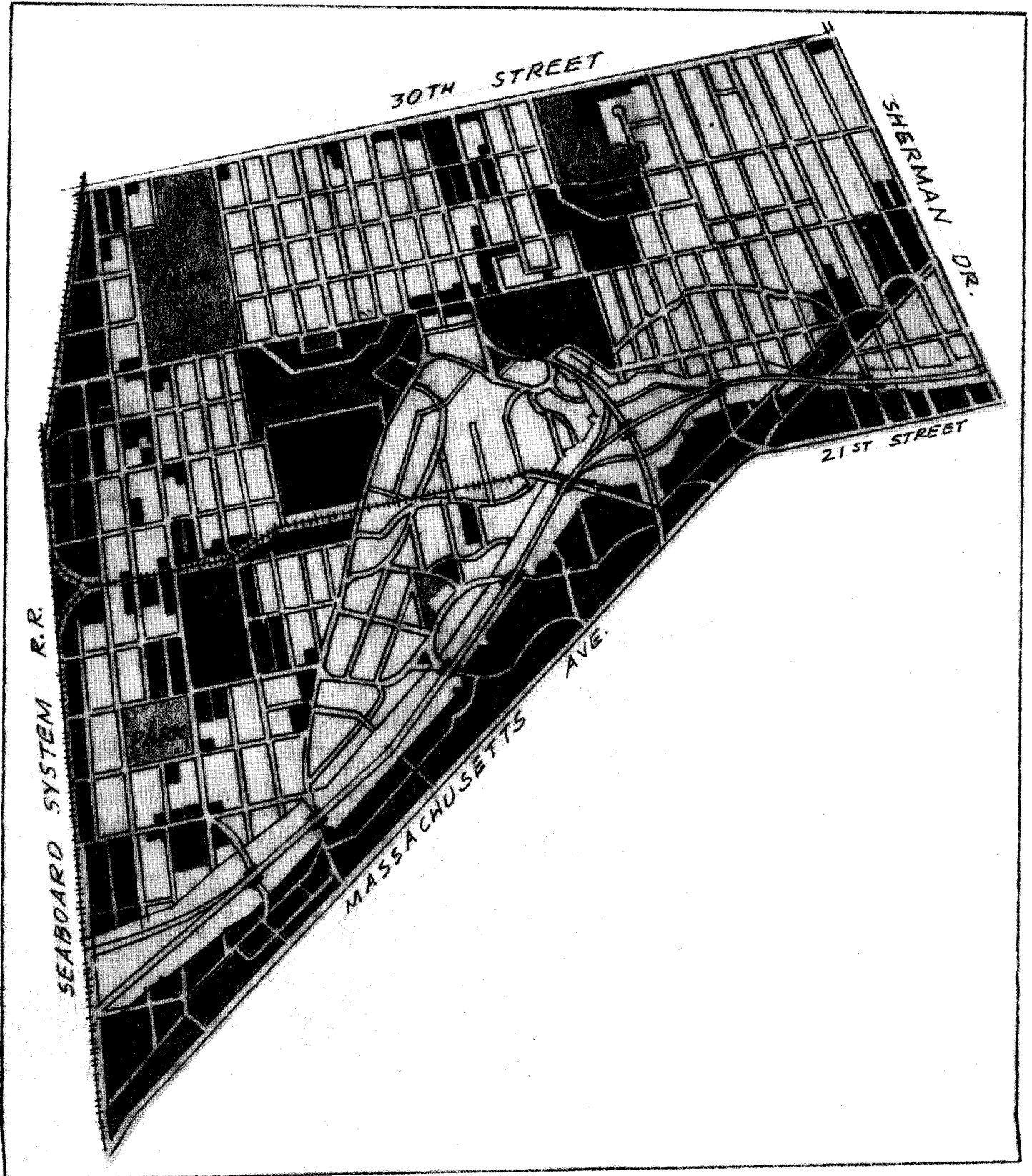


# Martindale·Brightwood

## NEIGHBORHOOD PLAN



# MARTINDALE·BRIGHTWOOD NEIGHBORHOOD PLAN

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**Prepared by:**

**Department of Metropolitan Development  
Division of Planning**

**Indianapolis-Marion County, Indiana**

**December, 1985**

**The preparation of this report was financed by a Community Development Block Grant.**

## TABLE OF CONTENTS

	<u>Page</u>
INTRODUCTION.....	1
Purpose.....	1
What is Neighborhood Planning?.....	1
The Process.....	1
Previous Planning Efforts.....	5
History.....	6
Martindale.....	6
Brightwood.....	7
Oakhill.....	8
Neighborhood Conservation and Historic Preservation.....	8
LAND USE.....	11
HOUSING AND RESIDENTIAL ENVIRONMENT.....	17
COMMERCIAL.....	23
INDUSTRIAL.....	25
TRANSPORTATION.....	29
PUBLIC SAFETY.....	37
EDUCATION.....	43
PARKS AND RECREATIONS.....	49
SOCIAL SERVICES AND COMMUNITY FACILITIES.....	53
ACTION PROGRAM.....	57
Appendix [A] - Curb, Street and Sidewalk Survey.....	59
Appendix [B] - Martindale-Brightwood Churches.....	63
Appendix [C] - Census Data.....	67
Appendix [D] - City Services.....	79

## LIST OF MAPS

	<u>Page</u>
Map 1 - Location Map.....	3
Map 2 - Neighborhood Boundary Map.....	4
Map 3 - Existing Generalized Land Use Map.....	13
Map 4 - Comprehensive Land Use Map.....	14
Map 5 - Proposed Land Use Map.....	15
Map 6 - Existing Zoning Classifications Map.....	16
Map 7 - Building Conditions Map.....	21
Map 8 - Paint Up/Fix Up Map.....	22
Map 9 - Rural I-70 Industrial Park Map.....	27
Map 10 - Traffic Signal Locations Map.....	33
Map 11 - Metro Transit Route Map.....	34
Map 12 - Fire Stations and Call Box Districts Map.....	40
Map 13 - Crime Watch Map.....	41
Map 14 - Elementary School Districts.....	46
Map 15 - Junior High School Districts.....	47
Map 16 - High School Districts.....	48

## INTRODUCTION

### PURPOSE

The purpose of neighborhood planning is to encourage the preservation, redevelopment, and enhancement of the neighborhood. Many older neighborhoods have problems such as physical deterioration of structures and public improvements; social vulnerability, including populations composed of the elderly, low-income persons, and single head-of-household families; and economic deficiencies such as a poor investment climate, reduced buying power, and few job opportunities. Through a partnership between the City and the neighborhood, a plan can be developed with guidelines for the coordination of resources, reinforcement of neighborhood goals, and revitalization of the area. Once the plan is accepted by the neighborhood residents and officially recognized by the City through its adoption by the Metropolitan Development Commission, it can serve as the guide for implementing public improvement programs, inviting private investment, and encouraging self-help by the residents.

### WHAT IS NEIGHBORHOOD PLANNING?

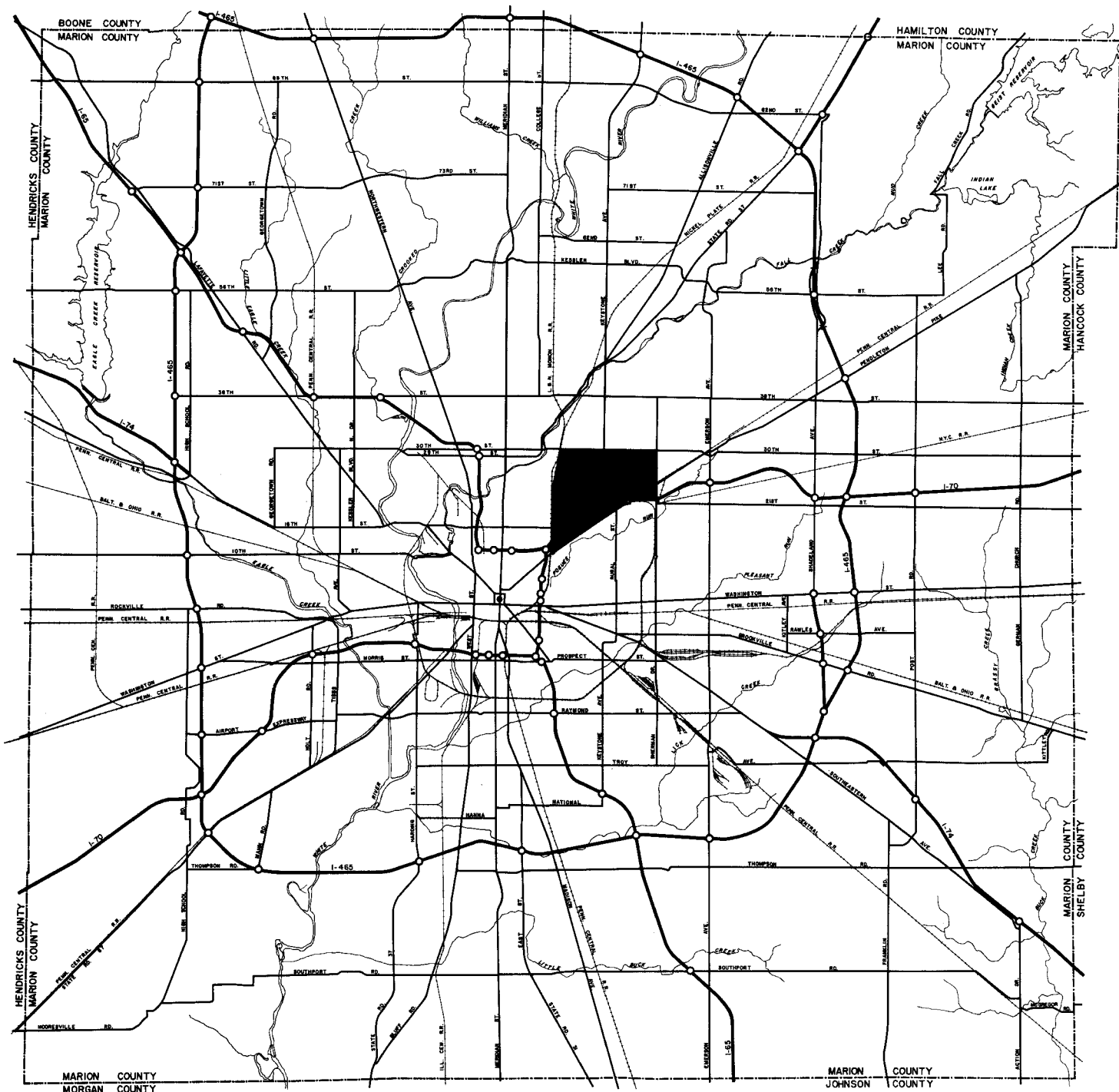
A neighborhood plan is a detailed plan of a part of a larger community. This plan is a refinement of the overall comprehensive community plan for the subarea. Since its major function is to guide development, the plan itself does not mandate action, but rather outlines all the necessary steps to action. Neighborhood planning seeks to guide both the short-term and long-range improvements, but is focused principally on those changes which may require considerable time and effort to accomplish.

A vital part of neighborhood planning is the involvement of the residents. For this to occur, needs and desires of the residents are examined and interpreted through an organized process involving the participation of those for whom the planning is done. Assets, problems, and community resources are researched, all leading to recommendations for improvement. Meaningful goals, policies, plans, and programs result when citizens, planners, and local agencies exchange information. The end product is a consensus document reflecting a partnership between the neighborhood and the City. The neighborhood plan sets the stage for continuing community-government relations and shows the steps required for implementation over a five-year period.

### THE PROCESS

The staff of the Division of Planning, Department of Metropolitan Development, the Martindale-Brightwood Long-Range Planning Committee, and other interested groups and individuals

worked together in the preparation of this document. The process that was followed included: 1) preparation of a data inventory; 2) identification of neighborhood assets and problems; 3) establishment of neighborhood goals; 4) preparation of planning recommendations; 5) review and update of planning recommendations; 6) preparation of an action program; 7) preparation and printing of a final plan; and, 8) adoption of the plan by the Metropolitan Development Commission.



**MAP 1**  
**MARTINDALE/BRIGHTWOOD**  
**NEIGHBORHOOD PLAN**  
**LOCATION**

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## MARTINDALE/BRIGHTWOOD NEIGHBORHOOD PLAN

NEIGHBORHOOD BOUNDARY

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December, 1985  
Department of Metropolitan Development  
Division of Planning  
Indianapolis-Marion County, Indiana

## PREVIOUS PLANNING EFFORTS IN MARTINDALE-BRIGHTWOOD

The National Model Cities Program was established by Title I of the Demonstration Cities and Metropolitan Development Act of 1966. The program attempted to concentrate and coordinate the various public and private efforts in a comprehensive attack on social, economic, and physical problems in certain selected areas. Areas chosen were generally the most in need and ones where local agencies and citizens had shown an understanding of conditions and methods to overcome those conditions. The proposed plans and programs included active involvement of all levels of government, the private sector and meaningful citizen participation. The plans/programs also were designed to have a substantial impact on area improvement in all levels of life in the Model Cities communities. Achievement standards were developed to escalate the successes/failures of the various Model Cities programs.

The City of Indianapolis applied for and was accepted on its second application for the National Model Cities Program on March 6, 1969. The first year (March 6, 1969 - March 6, 1970) was termed the Planning Year. During that year initial planning and programming were developed. In December of 1969 the Indianapolis Model Cities Agency produced a document entitled the Mid-Planning Statement in which the problems and potentials of the Model Neighborhood were identified and analyzed. Goals, objectives, and strategies were determined so as to provide direction for future Model Neighborhood plans and programs.

Plans and programs were then developed and initiated in an attempt to address area problems. The time period for each plan or program varied in length depending on its scope. The years of the development and implementation of the plans/programs were termed Action years (First Action Year - Fiscal year ending June 30, 1971; Second Action year - Fiscal Year ending June 30, 1972; Third Action Year - Fiscal Year ending June 30, 1973).

A total of \$44,000,000 was expended on the Model Cities effort during the five-year program. The Model Cities Program for Indianapolis stressed long-range program changes in governmental structure, the educational system, the local economic system, the family and the legislative structure. The highest priorities were assigned to housing, relocation, education, health and manpower.

The total Model Cities neighborhood was too large for neighborhood planning purposes, therefore it was divided at the Monon Railroad tracks. The tracks are now known as the Seaboard Railroad System. The area west of the tracks is known as Citizens Neighborhood Coalition. The plan for that area was completed and adopted in 1983. The area east of the tracks is known as Martindale-Brightwood and includes the Model Cities Neighborhood Planning Council Areas Three, Four, and Five. The boundaries of the Martindale-Brightwood neighborhood are the

Seaboard Railroad tracks on the west, 30th Street on the north, Sherman Drive on the east, and 21st Street to Massachusetts Avenue on the south. At the time of the 1970 census, the population for the area was 18,066. The Black population at the time was 14,368, or 80% of the total. According to the 1980 census, the population was 11,413 representing a decrease of 6,653. Of this number, 10,554 or 92% were Black. The decrease in population can be partially attributable to the changing racial composition of the neighborhood, displacement of families due to the development of the Interstate System, demolitions, and other urban renewal related activities. The Model Cities Program was phased out in 1975. Following the close out of Model Cities, the administration and financing of many projects were assumed by the Division of Community Services.

## HISTORY

The development of Martindale-Brightwood closely paralleled that of the city. The original permanent White settlers claimed land for farms in the area in the 1820s and 1830s. With the coming of the railroads and the resulting increased development, the old city moved north with these original farms giving way to residential and commercial development. The old Broadway and Martindale areas directly north of downtown developed first. The area between 12th and 16th Streets in the Broadway area developed into an exclusive residential area. Many of these original homes are still remaining. Settlement spread to other areas of the community around 1900 and by 1920 the neighborhood had been largely developed.

During the early fifties, there was a constant movement of people and businesses from the inner city to the suburbs. The developing suburbs were made more attractive due to the influx of the poor, increased mobility provided by the automobile, public housing policies, and a desire for quality education. During the early fifties the Model Cities Neighborhood experienced an exodus of residents to other areas of the city. The Model Neighborhood then, with a surplus of housing, was attractive to the poor and Blacks. There was a decrease in white population of 30,827 between 1960 and 1970. The new population was largely Black (46% in 1960 and 80% in 1970) and poor (approximately one third with family income below \$3,000 in 1970).

The Martindale-Brightwood neighborhood consists of three sub-neighborhoods: Martindale, Brightwood and Oak Hill.

## MARTINDALE

The boundaries of Martindale are 30th Street on the north, Keystone Avenue on the east, Massachusetts Avenue on the south, and the Monon Railroad tracks on the west. The neighborhood is referred to as the Martindale area for the reason that Martindale Avenue is the major north/south street in that portion of the neighborhood.

Martindale was notable as the home of two prominent 19th century Indianapolis businessmen, and as the site of a major 19th century manufactory, the Atlas Works. In 1873 Frederick Rauschaupt and Gustave Zschech, two businessmen with financial interest in the Eagle Machine Works (a manufacturer of farm machinery) decided to open a plant to manufacture railroad freight cars. Their factory was located on a large tract of land north of 19th Street and east of Martindale Avenue. The two men, wanting to live within a short distance of their new enterprise, constructed two fine brick Italianate homes at 2043 and 2051 Hillside Avenue, four blocks west of their plant. The houses were originally identical in design with fine stone detailing around the windows and main doors. Zschech later remodeled his house (2043 Hillside) with the addition of a wrap around porch. The two men believed that this area would become a neighborhood of fine homes, but such was not to be the case. The construction of an east-west rail line north of 20th Street connecting the Monon tracks to the Pennsylvania Railroad tracks at Massachusetts Avenue stimulated industrial development in the area. As a result, by the mid 1950s both houses had been demolished to make way for industrial development.

Rauschaupt and Zschech's freight car venture, the Indianapolis Car Works, eventually failed and the buildings were left vacant until the organization of the Atlas Machine Company, the president and chief stockholder of which was Stoughton A. Fletcher Jr., son of Indianapolis pioneer Calvin Fletcher. The Atlas Machine Company specialized in the manufacture of the Corliss Steam Engine, a stationary power plant with many industrial applications. The firm developed an international, as well as domestic market for the Corliss engine. The former Atlas Works is presently occupied by Ertel Manufacturing and the Major Tool & Machine Company.

For years, 25th and Martindale Avenue has been the focal point for various social activities. Martindale Avenue is a heavily traveled street and is a major access route to Douglas Park. The northern portion of the Martindale Corridor is characterized by residential structures. There are several churches on Martindale Avenue such as Trinity C.M.E. Church, Scott United Methodist Church, St. Rita Catholic Church, and St. Johns Missionary Baptist Church. The southern portion of the corridor is intermixed with industrial use. Ertel Manufacturing occupies an entire block and employs approximately 350 people. Also in this portion of the corridor is J.T.V. Hill Park which serves many area residents.

#### BRIGHTWOOD

The boundaries of Brightwood are 30th Street on the north, 21st Street and Massachusetts Avenue on the south, Keystone Avenue on the west, and Sherman Drive on the east.

Brightwood was platted in 1872 and revised two years later when it was thought the Greenleaf Manufacturing Company would be its center. Clement A. Greenleaf's dream of a model industrial community, such as Pullman, Illinois, died with the company during the financial crisis of the mid-1870s. The "Bee-line" railroad purchased the Greenleaf interests and relocated their shop to Brightwood in 1877. The town was incorporated in 1876 and annexed to the City in 1897.

Brightwood was the only suburb of Indianapolis to own and operate its own waterworks which remained separate for many years after annexation. Until the 1930s and 40s, when vacant land between it and Indianapolis was developed for residential uses, Brightwood functioned as a separate city with a commercial district, YMCA, waterworks and other services usually associated with a small town. Today there is little evidence of the former town. The railroad shops are gone, the expressway has cut through a portion of the original plat and many of the commercial structures are vacant.

### OAKHILL

The area known as Oakhill was once owned by Calvin Fletcher. The area is bounded by Hillside Avenue, Fountaine and Dubois Streets, Roosevelt Avenue, Rural Avenue, the Conrail Tracks and Commerce Avenue. Beginning in 1872 the land was subdivided by his heirs. Part of the subdivision was designed by renowned landscape architect Horace W.S. Cleveland. Cleveland, originally from Massachusetts, is best known for his design of the parks and boulevard system for Minneapolis, Minnesota. Part of Cleveland's original layout for Oakhill has been destroyed by Interstate 70. Oakhill was originally designed as a wealthy residential neighborhood with large lots and areas designated as park land. The Panic of 1873 destroyed grandiose dreams and the land was subdivided into smaller lots and with less pretentious houses. The area, never incorporated as a separate town, was considered a suburb for many years.

## NEIGHBORHOOD CONSERVATION AND HISTORIC PRESERVATION

Historic preservation, in its simplest terms, means the preservation of those cultural resources which help to illustrate portions of history for ourselves and future generations. Historic preservation does not mean the creation of house museums nor the displacement of low-and-moderate income families.

Through the conservation of neighborhoods and the sympathetic rehabilitation of older structures we are able to observe and learn from our history. Through the preservation of manmade resources such as houses and commercial buildings diversity and character is provided to the city, neighborhood and

streetscapes. "Sympathetic" rehabilitation means to preserve those elements of a building which are an indication of its age. Such items may be an ornamental window cap; a carved bargeboard or a stained glass window. The housing stock of the Martindale-Brightwood Subarea is a resource worthy of preservation.

## LAND USE

The Martindale-Brightwood Neighborhood comprises a total of 1,678 acres. Of this total, an approximate 48 percent is in residential use; 2 percent in commercial use; 1 percent in surface parking use; 2 percent in public/semi-public use; 5 percent in parks and recreational use; 12 percent in industrial use; and 13 is vacant. Streets and alleys constitute 18 percent of the land area.

### A. Assets

1. The main land use in the Martindale-Brightwood neighborhood is residential and comprises 803 acres, or 48 percent of the total area.
2. Although there is some interspersing of industrial with residential use, the majority of industrial establishments are located adjacent to the Seaboard Railroad Corridor (formally the Monon Railroad) and the area between I-70 and Massachusetts Avenue.

### B. Problems

1. To a lesser degree, some industrial uses are found in locations in the neighborhood which are not compatible with surrounding residential uses.
2. Interstate 70 runs parallel to the southern boundary of the area and constitutes the major negative factor affecting the continuity of the neighborhood.
3. There are in excess of sixty churches located throughout the neighborhood. Although many of the churches have been at these locations for several years, many have not sought and obtained a rezoning or use variance for that use, are incompatible with existing uses, and create on-street parking problems in residential areas. (Refer to Appendix B)

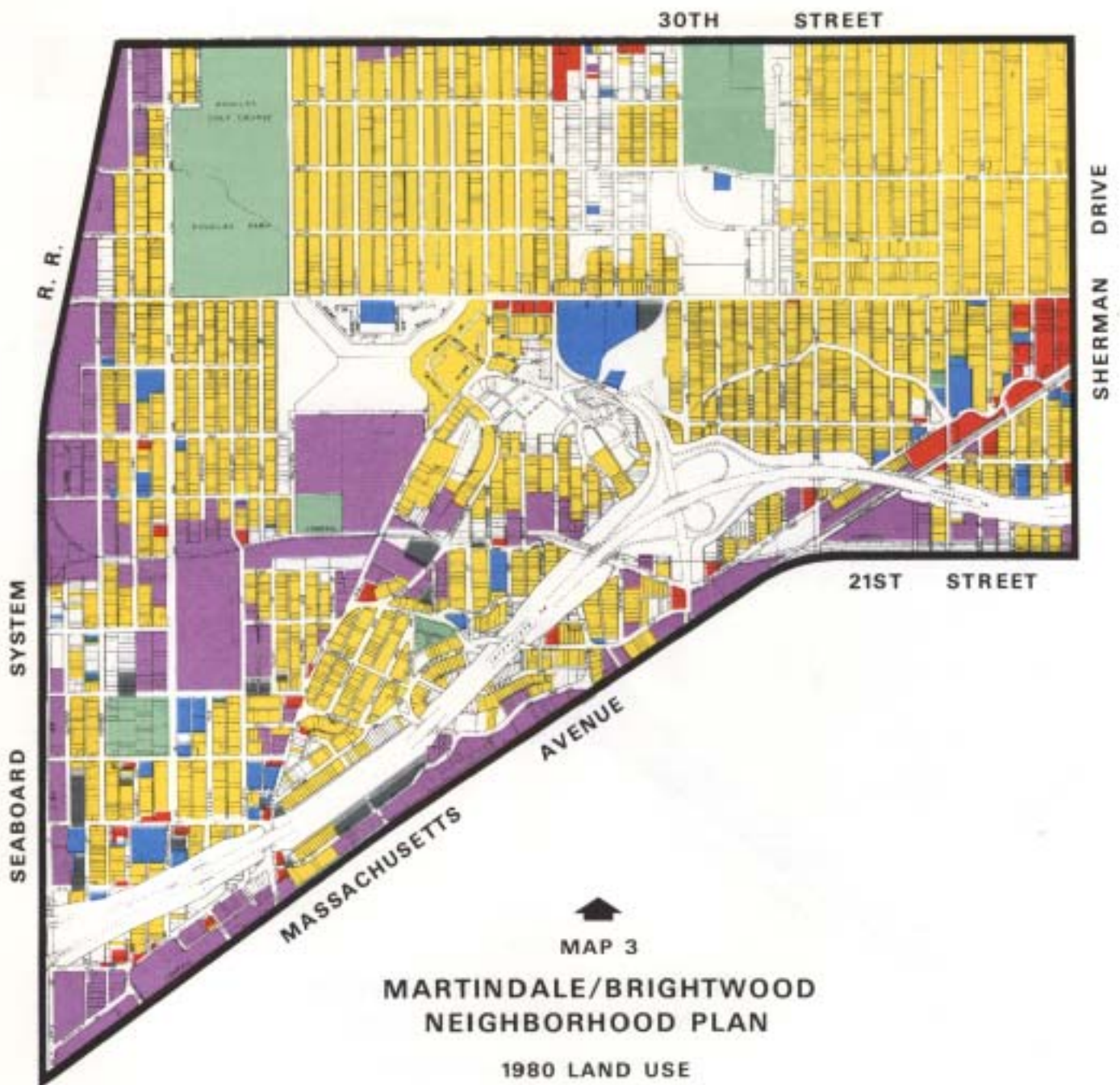
### C. Goal

Update zoning in the Martindale-Brightwood neighborhood to maximize compatible land uses.

### D. Recommendations

1. Strengthen and enforce existing development standards to properly buffer residential uses from adjoining commercial and industrial uses.
2. Bring into compliance improper commercial, industrial and institutional uses.

3. Monitor the granting of variances for any additional churches due to the disproportionate number of churches and the resulting incompatible land use in the Martindale-Brightwood area. Adequate off-street parking should be one of the major factors in evaluating additional churches in the area.

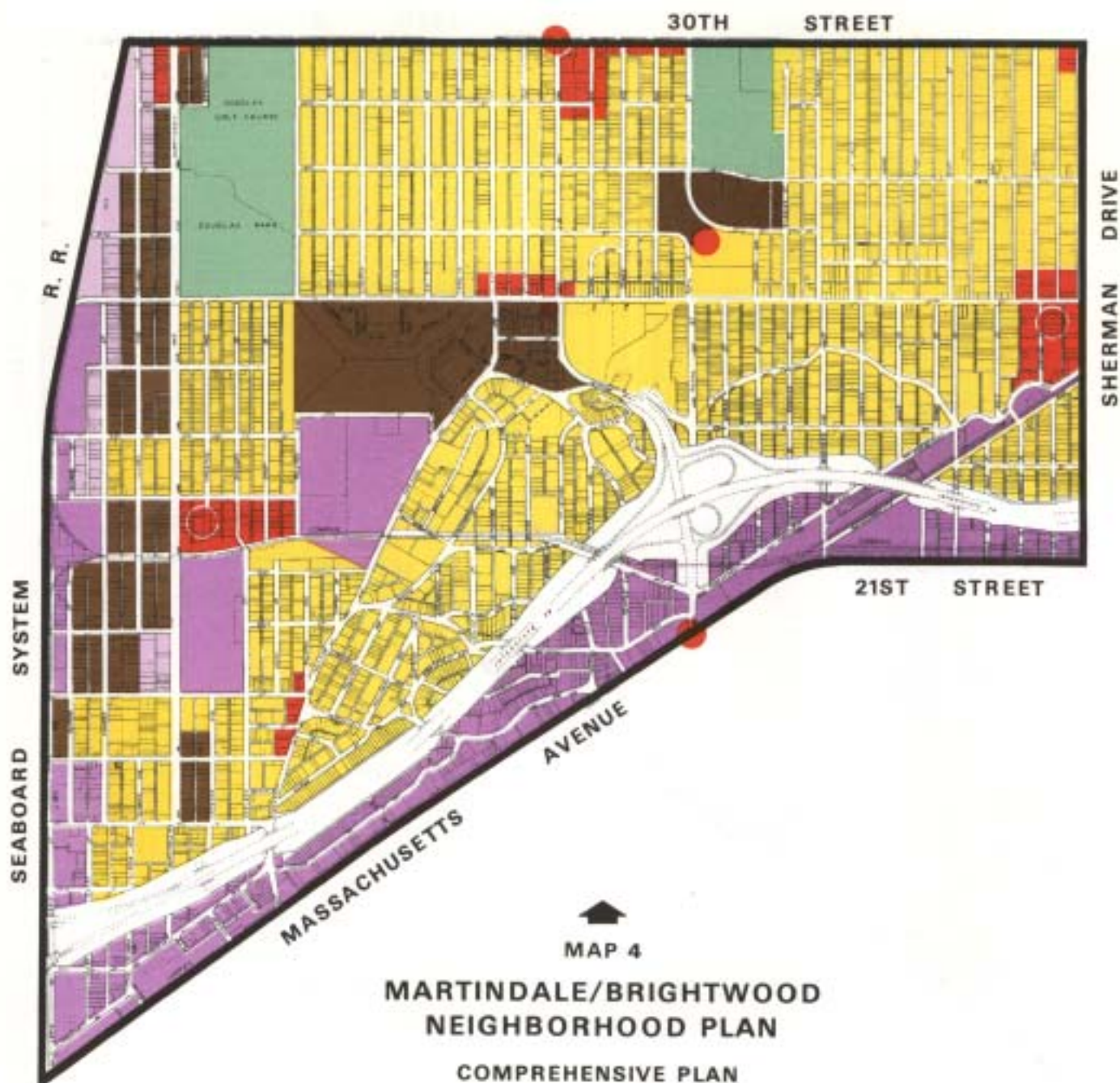


<span style="display:inline-block; width:15px; height:10px; background-color:yellow; border:1px solid black;"></span>	Residential
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<span style="display:inline-block; width:15px; height:10px; background-color:blue; border:1px solid black;"></span>	Public
<span style="display:inline-block; width:15px; height:10px; background-color:green; border:1px solid black;"></span>	Recreation/Parks
<span style="display:inline-block; width:15px; height:10px; background-color:darkgrey; border:1px solid black;"></span>	Parking
<span style="display:inline-block; width:15px; height:10px; background-color:white; border:1px solid black;"></span>	Vacant

Source: Metropolitan Development Land Use Survey

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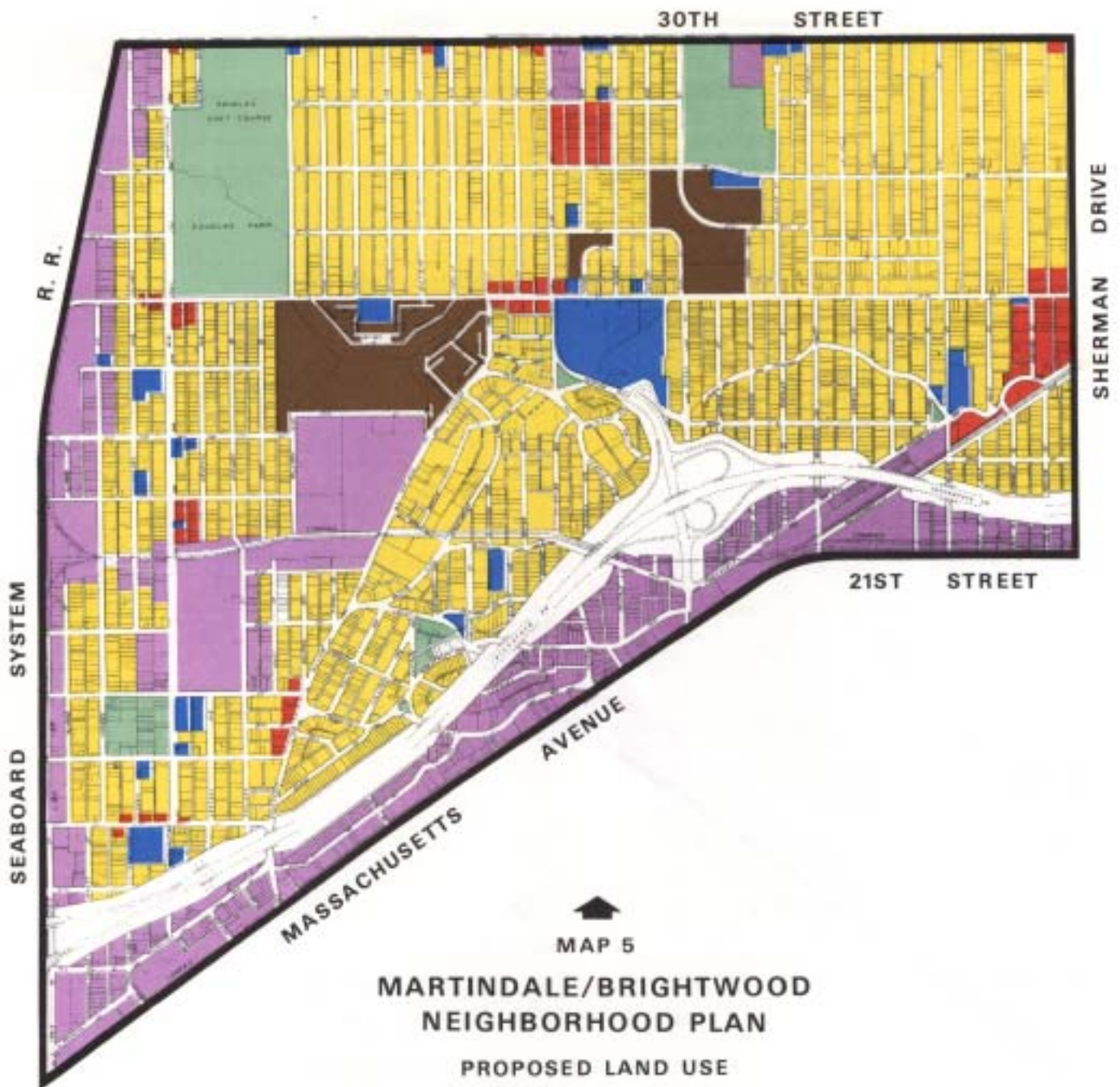
RESIDENTIAL		D.U./ACRE
	Low Density	2-5
	Medium Density	5-15
COMMERCIAL		
	Cluster	
	Commercial Center	

INDUSTRIAL	
	Light
	General
MAJOR PARKS	
	Existing

Source: Division of Planning, Department of Metropolitan Development

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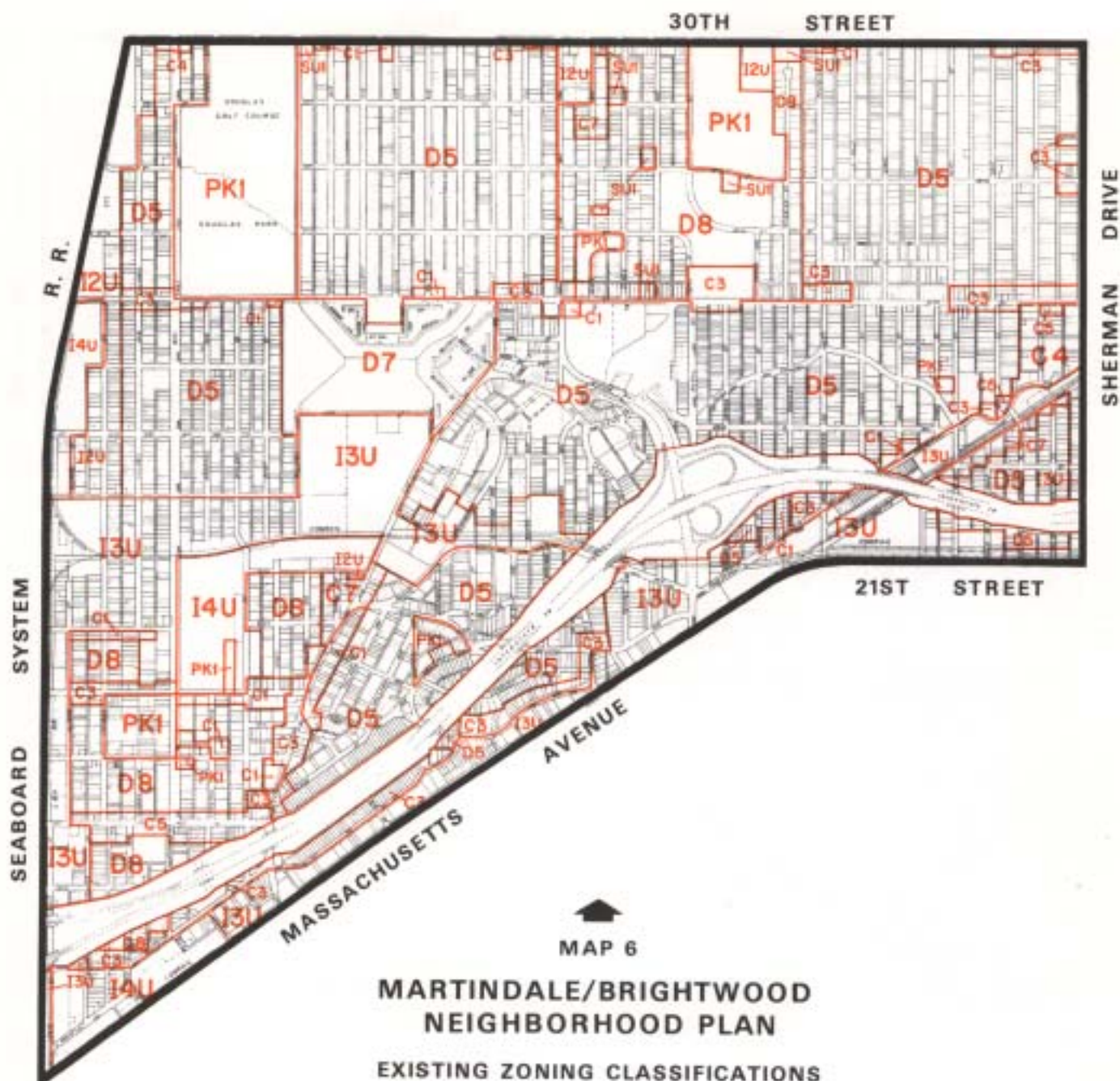
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- RESIDENTIAL  
Medium Density
- High Density
- COMMERCIAL
- INDUSTRIAL  
General
- PARKS/OPEN SPACE
- PUBLIC/SEMI-PUBLIC

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MAP 6

## MARTINDALE/BRIGHTWOOD NEIGHBORHOOD PLAN

### EXISTING ZONING CLASSIFICATIONS

C 1	Office District	I 2 U	Light Industrial Urban
C 3	Neighborhood Commercial	I 3 U	Medium Industrial Urban
C 4	Community-Regional Commercial	I 4 U	Heavy Industrial Urban
C 5	General Commercial	SU 1	Church
D 5	High Density Single Family	SU 2	School
D 7	Medium Density Multi-Family	PK 1	Park District One
D 8	Attached Multi-Family		

Source: Comprehensive Zoning Maps of Marion County, Indiana. Maps 18,19,25 & 26

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Department of Metropolitan Development  
Division of Planning  
Indianapolis-Marion County, Indiana

## HOUSING AND RESIDENTIAL ENVIRONMENT

### A. Assets

1. In 1980, approximately sixty percent of the homes in the neighborhood were owner occupied as compared to forty-nine percent in 1970.
2. Approximately eighty percent of the homes in the neighborhood are single family dwellings (Land Use Survey - 1980).
3. The land use/buildings condition survey identifies only 111 (or three percent) of the residential structures as being in substandard condition.
4. Through the Paint-Up/Fix-Up Program and the Summer Youth Program, sixty-seven homes have been painted in the Brightwood area. The Paint-Up/Fix-Up Program is designed to provide highly visible cosmetic improvements, light repairs, and clean-up for a small dollar amount. A special allotment of Community Development Block Grant monies was channeled to the Summer Youth Program which created seasonal jobs to assist in improving the aesthetics of the neighborhood.
5. Project E was developed during the early 1960's and its area is bounded by Keystone Avenue, 30th Street, Ralston Avenue and 25th Street. Approximately seven hundred homes were built under this project. This was a "sweat equity" project developed by Flanner House Multi-Service Center. This program involved the buyers of the home in the actual building of the homes. This "sweat equity" effort was a substitute for down payment toward the purchase of the home. Most of the homes are still in good condition and enhance the appearance of the neighborhood.
6. Project R-70 is an urban renewal project bounded by Keystone Avenue, 30th Street, 25th Street, and the alley between Wheeler and Dearborn Streets. This project was responsible for removing many deteriorating homes in the area. Project R-70 is also known as Oxford Terrace. Fifty-three homes have been built by the Division of Urban Renewal, now known as the Division of Housing and Economic Development.
7. Project I is bounded by 25th Street, Hillside Avenue, 23rd Street and Ralston Avenue. One of two housing projects is Parkview Terrace, which was built on the eastern portion of the project (1967-1970). Hillside Gardens was a Housing and Urban Development-financed project which was built in the mid-to-late sixties on the other portion of the project. Hillside Gardens has since been demolished.

## B. Problems

1. During the past decade (1975-1984), the housing stock has been reduced by 19 percent. During that period of time there have been 1,244 housing losses. This is primarily a result of condemnations and necessary demolitions.
2. According to the land use survey which was conducted in the area, there are 1549 vacant lots. On some lots trash is illegally dumped and causes health hazards as well as being uncomplimentary to the physical appearance of the neighborhood.
3. At the time that the land use and building conditions survey was undertaken, there were 154 homes in the area which were boarded up. If properly rehabilitated, these could be returned to the housing stock.
4. Many of the area residents cannot qualify for a mortgage or home improvement loan because they are unemployed or on fixed income.
5. Many junked and abandoned cars are found in the streets and yards of area residents. These vehicles affect the aesthetics of the neighborhood.
6. Throughout the neighborhood, especially Brightwood, a large number of garages are in a major state of deterioration and need to be demolished.
7. The construction of I-70 isolated the existing homogeneous neighborhood. The residential areas have lost some sense of identity, self-worth and neighborhood ties. This is reflected in the high vacancy rate and generally blighted conditions.
8. Housing facilities for the elderly are insufficient in the Martindale-Brightwood area.

## C. Goals

1. Maintain and improve the existing housing stock in the neighborhood.
2. Provide safe, decent and affordable housing for all residents of the neighborhood.
3. Prevent continued deterioration of the housing stock through the appropriate conservation, rehabilitation and redevelopment activities.

#### D. Recommendations

1. Develop a Martindale-Brightwood housing council.

A neighborhood housing council should be organized which, in the long run, would gain expertise in effectively relating to local housing needs. The housing council would be comprised of area residents and would continuously monitor the housing needs of the area and help establish a public/private partnership towards implementing housing treatment programs. The council could assist the elderly and other persons on fixed incomes with finding a reasonable solution to their housing problem.

2. Provide infill housing.

Moderately priced housing should be placed on the vacant lots. It is recommended that both single and multi-family structures be constructed. The Division of Economic and Housing Development could assist the proposed housing council in acquiring assistance from the private sector to meet this need. In addition to new housing, suitable existing housing which has to be removed from areas such as the I-70 Industrial Park, could be acquired for this purpose.

3. Return boarded houses to the housing stock.

There should be a concerted effort to return the salvageable structures to the housing stock. Owners of the structures should be located and assisted with the rehabilitation to bring the houses up to minimum code standards. An effort should be made to investigate all possible positive ways that might be employed by the public and private sector to restore those houses. Those structures which cannot be returned to the housing market should be demolished.

4. Make vacant lots available for purchase by adjacent home owners.

Many vacant lots are owned by persons not living in the immediate area; others are owned by the City. The lots would be better maintained if owned by the adjacent home owner.

5. Establish a community beautification program.

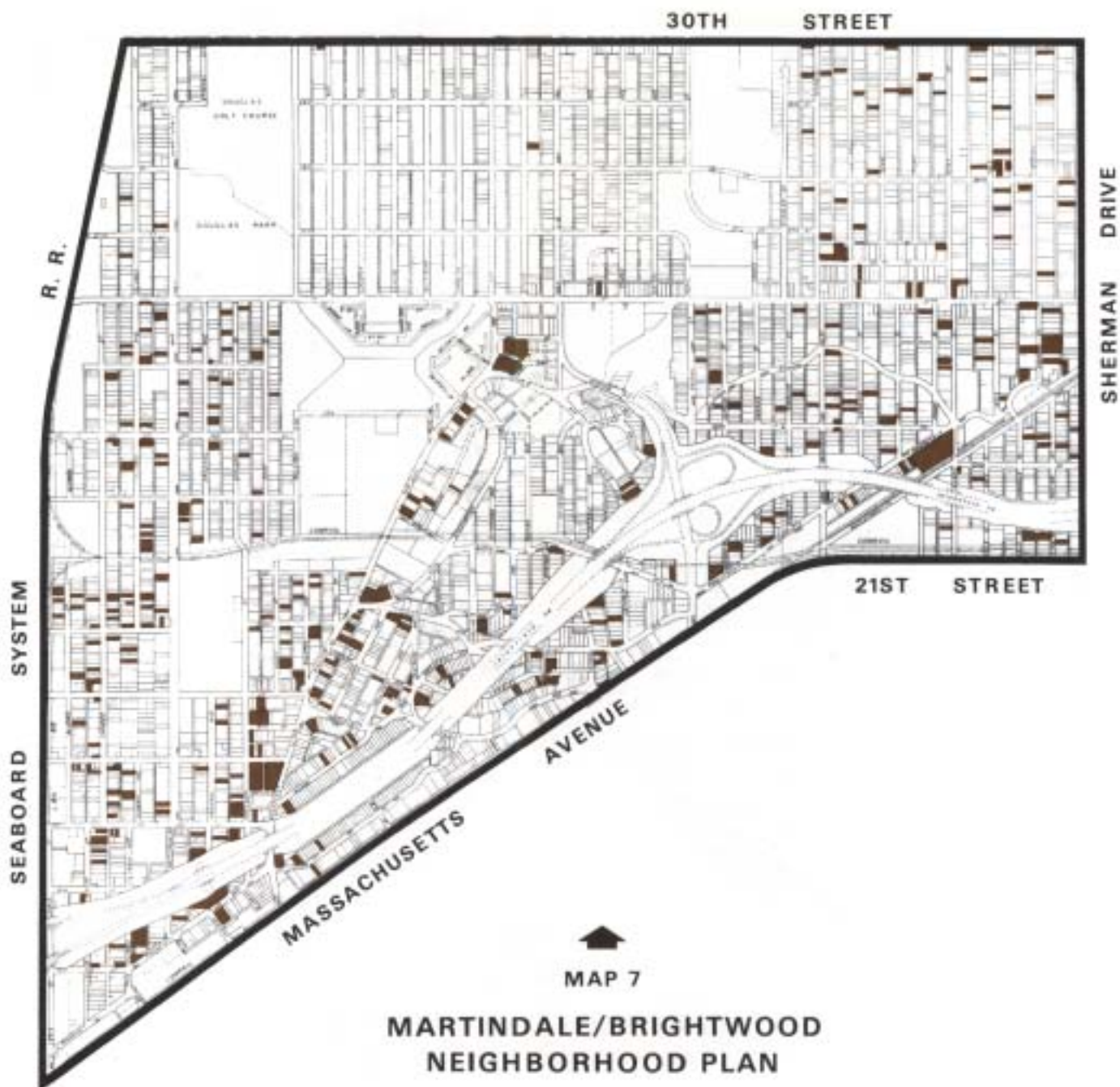
This effort would include landscaping, heavy trash pick-ups, cleaning alleys, backyards, and garages, placement of litter barrels, etc. Removal of junked and abandoned cars should also be included in the effort.

6. Demolish the garages that are in a major state of deterioration.

The housing council should make periodic inspections of the neighborhood to identify those garages which are substandard. If negotiations with the property owner cannot properly resolve the problem, then a request should be made to the unsafe building program for demolition.

7. Develop housing for the elderly in the Martindale-Brightwood neighborhood.

Opportunities Industrialization Centers of America (OIC/A) is the parent organization for Opportunities Industrialization of America Community Revitalization Program (OIC/CR). Housing programs are one of it's concerns. A recent application was made to HUD for housing for the elderly in the Martindale-Brightwood neighborhood. Although the application was not approved, it is recommended that other resources be explored for developing this need.



MAP 7

# MARTINDALE/BRIGHTWOOD NEIGHBORHOOD PLAN

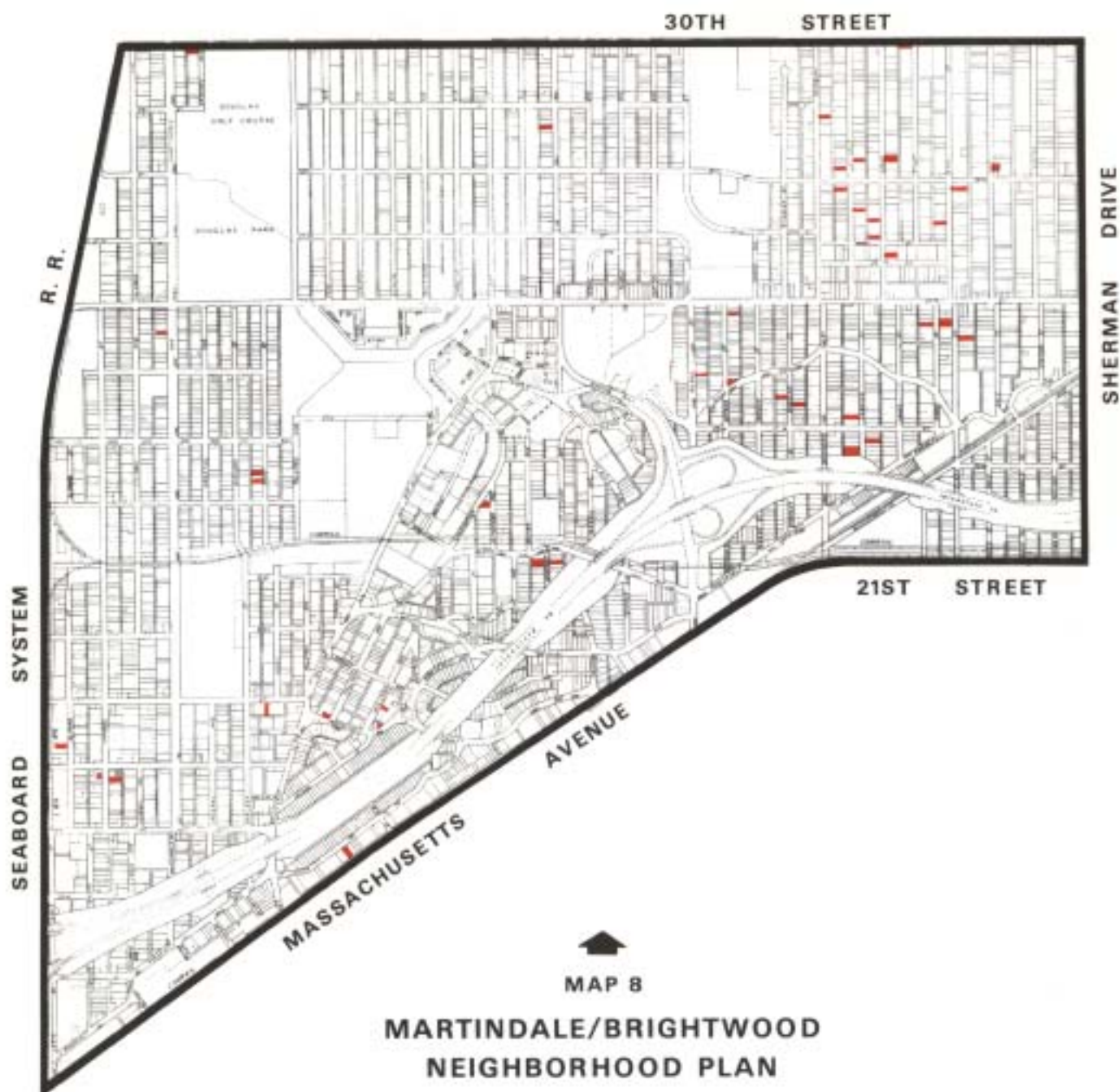
1980 BUILDING CONDITIONS

Substandard Housing

Source: Land Use Survey

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December, 1985  
Department of Metropolitan Development  
Division of Planning  
Indianapolis-Marion County, Indiana



PAINT UP / FIX UP PROGRAM 1984

Project Site

Source: Division of Economic and Housing Development

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Department of Metropolitan Development  
Division of Planning  
Indianapolis-Marion County, Indiana

## COMMERCIAL

### A. Assets

1. Proximity to the interstate, I-70, increases the potential for commercial development.
2. The development of the Business Development Center in the Rural I-70 Industrial Park should enhance the commercial development of the neighborhood.
3. The neighborhood has well defined commercial nodes.

### B. Problems

1. Due to declining profitability, the Indiana National Bank, 4101 Massachusetts Avenue closed on April 1, 1983.
2. The Federal Credit Union has moved from 2333 Station Street and relocated at Citizens Multi-Service Center, which is outside the neighborhood.
3. In recent years the Brightwood Shopping area has lost the following businesses:
  - a) C & G Clothing Store, 2400 block of Sherman Drive
  - b) Roselyn Bakery, 2435 Sherman Drive
  - c) Burger Chef, 2300 block of Sherman Drive
  - d) Hills Brothers Shoe Store, 2435 Sherman Drive
  - e) Enco Service Station, 25th and Sherman Drive
  - f) Texaco Service Station, 25th and Station
  - g) Sherman Drive-In Theatre, 25th and Sherman Drive
4. The trend of losing existing businesses and the inability to attract new businesses to the neighborhood can be attributed to several causes such as population shifts, increased competition with other neighborhood and regional shopping centers and increased crime.
5. In the vicinity of 25th and Sherman Drive and 25th and Station Streets, there are adult-oriented businesses which attract undesirable persons, and this is the location of frequent fights, shootings, etc.

### C. Goals

1. Encourage reinvestment in the neighborhood and promote a higher standard of living for all.
2. Encourage improvement in the quality and variety of goods and services.

#### D. Recommendations

1. Promote commercial revitalization along with housing revitalization efforts.

Commercial revitalization of the neighborhood cannot be done in a vacuum. It is dependent on other factors such as the aesthetics and general stability of the neighborhood. It is therefore recommended that commercial revitalization efforts be integrated with programs intended to improve the housing stock. It would be beneficial to the commercial revitalization efforts of the neighborhood if there was a concentrated effort by the Indianapolis Police Department to increase patrols of areas of high crime, such as 25th and Martindale Avenue and 25th and Sherman Drive. (Refer to Crime Recommendations, page 38)

2. Establish a local development corporation.

The corporation would greatly enhance the neighborhood's chances of receiving third-party contract monies.

3. Inventory vacant commercial structures and initiate condemnation proceedings on those that are non-conforming or inappropriate.

4. Inventory vacant lots available in the neighborhood and approximate the square footage available for commercial marketing purposes.

## INDUSTRIAL

### A. Assets

1. Existing industries in the neighborhood which are of many varying types and sizes augment the economic base of the neighborhood by providing employment for some area residents.
2. Industries in the neighborhood, such as Hoosier Coal and Oil and Brulin and Company, have assisted the area in the past by working with area residents regarding community-based problems, like highway expansion. Brulin is located at 30th and Martindale. Hoosier Coal and Oil is located at 3010 Martindale.
3. The Rural/I-70-Industrial Park will enhance the industrial growth and broaden the economic base in the neighborhood as well. The industrial park is located between I-70 and Massachusetts Avenue at Rural. Acquisition of properties in Phase 1 and Phase 2 are complete. The Division of Economic and Housing Development and the Eastside Community Investment Corporation are jointly developing the park.
4. Rail service is currently serving existing industry in the western portion of the neighborhood and is operational in the corridor where the I-70 Industrial Park is being developed.

### B. Problems

1. In some areas, especially along the western and southern portions of the neighborhood, industrial sites are not properly maintained and properly buffered from residential uses, so that they detract from the appearance of the neighborhood.
2. The Martindale-Brightwood Neighborhood Association and the Eastside Community Investment Corporation have differences of opinion regarding the development of the I-70 Industrial Park resulting from differing views of the boundary separating the two neighborhood organizations.
3. An anticipated side effect of the development of the industrial park is the unavoidable displacement of some homes and businesses.
4. There are several industrial sites in the area which are vacant and are in varying degrees of deterioration.

C. Goal

1. Improve the economic base of the community through orderly industrial expansion.

D. Recommendations

1. Establish adoptive reuse for the vacant industrial buildings in the areas of the neighborhood where such uses are appropriate.
2. Encourage proper buffering of industrial sites from other uses through the enforcement of development standards.

Most of the industrial sites in the neighborhood are located along the neighborhood's western perimeters (Martindale and Columbia Avenues) and the southern perimeter (Massachusetts Avenue). Most of the industries are located in areas which are zoned for industrial use. However, they are adjacent to residential areas, are not properly buffered and, in some instances, contribute to the already deteriorating appearance of the neighborhood. Area residents should establish a working relationship with the various industries in the attempt to improve the attractiveness of the facilities by the use of screening, landscaping, etc.

3. Pool the resources and efforts of the Martindale-Brightwood Neighborhood Association and the Eastside Community Investment Corporation (E.C.I.) towards the development of the I-70 Rural-Industrial Park. E.C.I., having entered into a contractual relationship with the Division of Economic and Housing Development, is developing the industrial park. The industrial park itself, however, is geographically located within the boundaries of the Martindale-Brightwood neighborhood. Any jobs and/or training programs that become available as a result of the development of the industrial park should be made equally available to the residents of both Martindale-Brightwood and Highland Brookside. The development of the park undoubtedly will be an economic boost to the adjacent areas. It may be mutually beneficial if the E.C.I. Board of Directors was expanded to include some residents from Martindale-Brightwood in matters related to the industrial park development.



MAP 9

# MARTINDALE/BRIGHTWOOD NEIGHBORHOOD PLAN

RURAL, I-70 INDUSTRIAL PARK

Phases I, II & III

Source: Division of Economic and Housing Development

The preparation of this map  
was financed in part by  
a Community Development Block Grant

December, 1985  
Department of Metropolitan Development  
Division of Planning  
Indianapolis-Marion County, Indiana

## TRANSPORTATION

### A. Assets

1. Adequate public transportation service is provided on most of the major arterials (see map # 10).
2. Traffic signals and signs are located at most of the appropriate intersections.
3. The Preliminary Recommended Plan for the Northeast Quadrant Transportation Study includes a major transit component which will create an express Metro busway running from 42nd and Keystone Avenue to the downtown area. The alignment would be on the Monon Railroad right-of-way which separates the Martindale-Brightwood Subarea from Citizens Neighborhood Coalition. In addition to the busway, the plan proposes to widen some of the major and secondary arterials on a priority basis.
4. The proposed improvement plan to widen North Keystone Avenue and Rural Street would create an uninterrupted thoroughfare between Pleasant Run Parkway and Fall Creek Parkway. The plan will realign the two streets, create new lanes, and overhaul sidewalks and intersections on the six mile route.

### B. Problems

1. A survey of the conditions of the streets, curbs and sidewalks indicate that, in many locations, they are in need of repair. (Refer to "Street, Curb and Sidewalk Condition Survey" conducted by the Department of Metropolitan Development, Appendix A.)
2. Heavy truck traffic, especially on Keystone Avenue, is damaging to the streets and, according to some area residents, causes structural damage to adjacent homes.
3. Streets are not cleared of junk and abandoned cars by the owners. In addition to being unsightly, this prevents the street cleaners from adequately cleaning the streets and hinders the proper, safe flow of traffic.
4. The Preliminary Recommended Plan for the Northeast Quadrant, which would improve the transportation network in the Subarea, would necessarily cause some displacement of homes and businesses.
5. Throughout the neighborhood, residents have not assumed responsibility for keeping the alleys free of trash and household discards.

6. As a result of building Interstate 70, many of the streets dead end at the interstate, which has not only affected traffic flow and easy accessibility, but also has affected the residential character of some portions of the neighborhood. One of the areas most affected is Oakhill. Emergency vehicles do not have easy access to this area.
7. Due to decreased bus service on Sundays and holidays, some area residents are restricted in their travel.
8. Railroad crossings and rights-of-way are not properly maintained. The Monon Railroad is the western boundary of the neighborhood. The Conrail Railroad runs the length of the southern boundary. Weed overgrowth and debris are found on both railroad rights-of-way. The crossing at Sherman Drive and Massachusetts Avenue is so elevated that one cannot see oncoming traffic when crossing.
9. All three alternatives for the planned widening of Keystone Avenue and Rural Street will cause some displacement of homes and businesses.
10. According to neighborhood residents, traffic is congested at the intersection of Bloyd and Rural Streets.

#### C. Goals

1. Promote transportation network improvements which will provide safe and efficient service for both pedestrian and vehicular traffic within the neighborhood and easy access to other portions of the City.
2. Upgrade railroad crossings and rights-of-way.

#### D. Recommendations

1. Repair streets, curbs and sidewalks.

The neighborhood is one of the older portions of the City and the infrastructure is likewise old and deteriorating. Streets, curbs and sidewalks are in need of repair throughout the neighborhood. Most funds for street, curb and sidewalk repair are made available through Community Development Block Grant monies. The Martindale-Brightwood neighborhood is now eligible to receive funding from this source. It is recommended that the neighborhood association establish realistic priorities for the repair of the streets, curbs and sidewalks and explore solutions for undertaking the improvement program.

2. Enforce removal of junk and abandoned cars.

Throughout the neighborhood there are a disproportionate number of cars on the streets which are inoperable. Some are jacked up on concrete blocks and other kinds of supports. In addition to improving the appearance of the neighborhood, streets can be better maintained if the abandoned cars are consistently removed. The area residents should collaborate with the Indianapolis Police Department and the Department of Public Works to resolve this problem.

3. Maintain railroad crossings and rights-of-way.

The responsibility for properly maintaining the railroad crossings and rights-of-way belongs to the railroads. The neighborhood residents should work closely with the respective railroads to have the railroad property maintained at a satisfactory level.

4. Restrict truck traffic to major thoroughfares.

Weight limit signs should be posted and limits enforced on streets other than major thoroughfares to prevent continued deterioration of the streets. Keystone Avenue is an officially designated truck route and is a major access route to Interstate 70. The potential widening of Keystone Avenue from I-70 to 30th Street will alleviate some of the problems.

5. Freeway, busway, and the major arterial improvements relating to the neighborhood in the Northeast Quadrant Transportation Plan should be implemented.

The location of these improvements are:

- a) Freeway Improvement Projects
  - I-70: widen to 8 lanes, Keystone to Emerson  
A priority\*
- b) Arterial Improvement Projects
  - Keystone Avenue: I-70 to 38th Street  
B priority\*
  - Martindale-Newman: 16th to Shelby Street  
C priority\*
  - 30th Street: Martindale to Euclid  
C priority\*

6. Improve better access to the Oakhill area.

7. Investigate the need for a traffic signal at the intersection of Bloyd and Rural Streets.

\*All projects included in the Preliminary Recommended Plan have been assigned priorities according to their level of existing and forecasted need. Consistent with previous long-range planning activities in the Indianapolis region, four priorities (A-D) are used which roughly correspond to implementation periods of approximately five years.



MAP 10

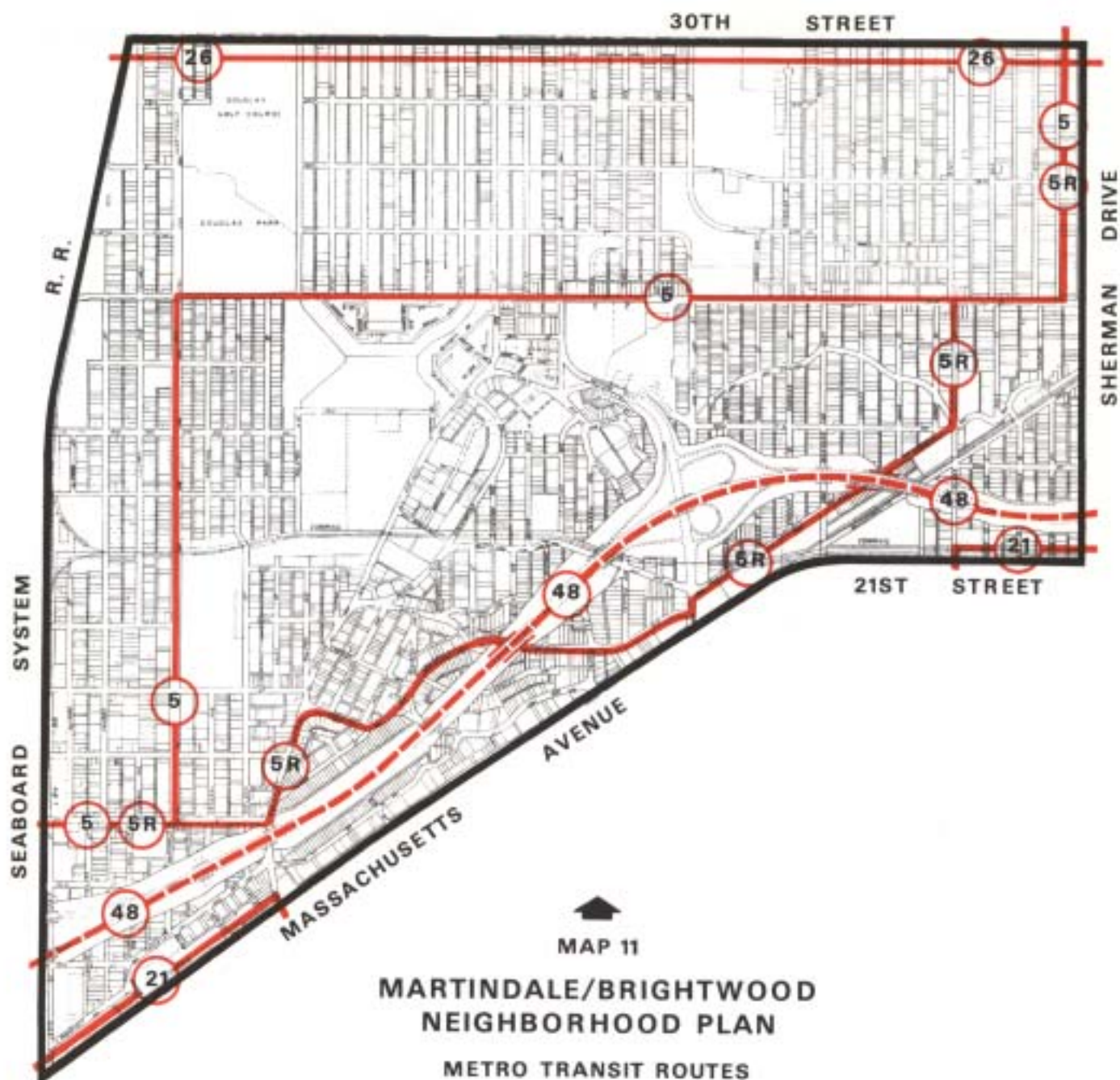
# MARTINDALE/BRIGHTWOOD NEIGHBORHOOD PLAN

TRAFFIC SIGNAL LOCATIONS

Source: Department of Transportation  
City of Indianapolis

The preparation of this map  
was financed in part by  
a Community Development Block Grant

December, 1985  
Department of Metropolitan Development  
Division of Planning  
Indianapolis-Marion County, Indiana



- Regular Service
- - - Express Service
- 14 Route Number

Source: Indianapolis Transit System

The preparation of this map  
was financed in part by  
a Community Development Block Grant

December, 1985  
Department of Metropolitan Development  
Division of Planning  
Indianapolis-Marion County, Indiana

Major Arterial Traffic Counts  
In Martindale-Brightwood

<u>Street Name</u>	<u>Segment</u>	<u>Count</u>	
		<u>1981</u>	<u>1983</u>
1. Martindale Avenue	16th - 22nd	5,126	4,076
	22nd - 25th	7,429	6,415
	25th - 30th	7,033	6,024
2. Keystone Avenue	I-70 - 25th	23,037	25,025
	25th - 30th	21,901	23,864
		<u>1982</u>	<u>1984</u>
3. Sherman Drive	21st - Massachusetts	7,733	7,546
	Massachusetts - 25th	8,657	8,197
	25th - 30th	10,097	10,047
		<u>1981</u>	<u>1983</u>
4. 25th Street	Martindale-Hillside	8,400	9,068
	Hillside-Keystone	12,073	12,265
	Keystone-Rural	8,181	8,002
		<u>1981</u>	<u>1984</u>
5. 30th Street	Martindale-Keystone	10,463	9,323
	Keystone-Sherman	10,217	11,514

## PUBLIC SAFETY

### A. Assets

1. There are nineteen fire department call boxes located in the subarea and one fire station. The fire station, #21, is located at 3460 Glenn Drive. This station is located in the extreme eastern portion of the subarea. However, station #22 is located at 3019 Martindale Avenue, less than one half block outside of the subarea.
2. The block clubs in the Brightwood area have an active Crime Watch program.
3. The Martindale-Brightwood neighborhood is benefiting from a plan which has been launched city-wide to combat crime. The intent of the plan is to increase the visibility of the Indianapolis Police Department while, at the same time, increasing the number of people on the street to act as a deterrent for crime. Highlights of the plan include:
  - An increase in the number of the Neighborhood Crime Watch Programs
  - Use of the Yellow Cab fleet, city vehicles, Metro buses, and utility company vehicles to report criminal activity.
  - An increase in the number of marked police cars.
  - An increase in police patrols of neighborhood parks.
4. The St. Nicholas Youth Center, 1644 Roosevelt Avenue, provides youth activities as an alternative to crime.

### B. Problems

1. There are adult commercial establishments located in the vicinity of 25th Street from Arsenal to Martindale and 25th Street at Station and Sherman that serve as focal points for drinking, loitering, fighting, gambling and criminal activity.
2. According to neighborhood residents, police/community relations could be improved.
3. Drug traffic and usage in the neighborhood is perceived to be high.
4. There are several youth gangs in the neighborhood that are responsible for much of the criminal activity. The major gangs are the Three D's, Cobras, 25th and 30th Street gangs.

5. House burglaries in the neighborhood are frequent.
6. Vehicle-related larcenies and vandalism in the area are a constant problem.
7. According to neighborhood residents, police response time is too slow.

C. Goals

1. Encourage a comprehensive crime prevention program which strengthens the relationship between the neighborhood residents and the Indianapolis Police Department.
2. Promote adequate police protection and law enforcement to make the neighborhood a safe and decent place to live.

D. Recommendations

1. Increase police patrols, especially at those locations where there are a large number of crimes reported.  
  
Increased police surveillance and visibility would be a deterrent to juvenile delinquency and criminal activity in the neighborhood.
2. Encourage adequate lighting in areas where there is a high incidence of crime.  
  
(When there is a request for additional street lighting, the Department of Transportation sends petitions to the respective neighborhood to get the required signatures. Due to funding constraints, there is a moratorium on this policy presently.)
3. Concentrate effort to combat drug traffic in the neighborhood.  
  
Neighborhood residents have identified specific locations where drug deals allegedly are made. There should be concentrated surveillance of these suspected locations.
4. Develop a dead bolt program for the elderly.
5. Increase organized youth programs as an alternative to gang activities.

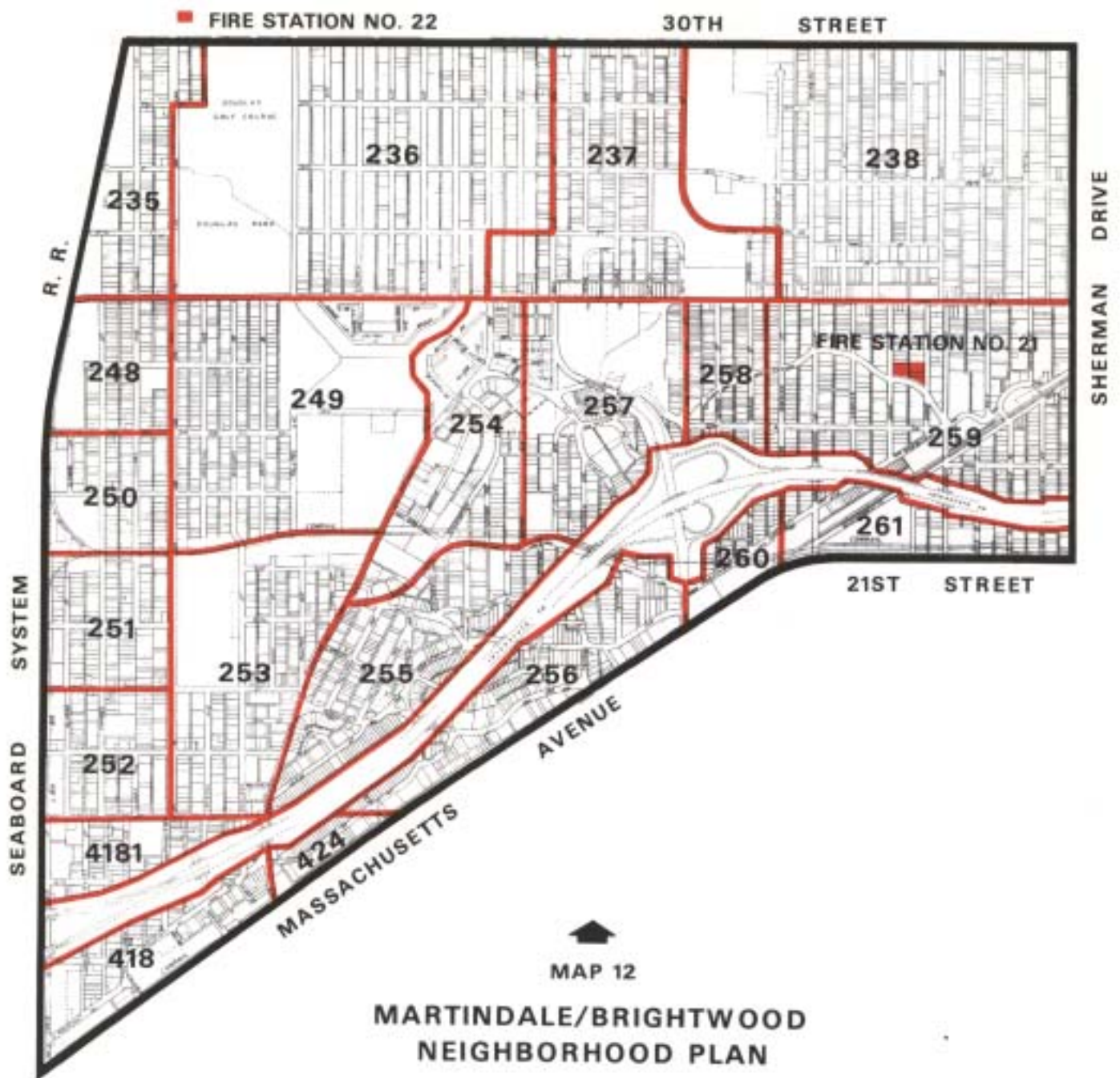
# MARION COUNTY CRIME STATISTICS

	<u>1980</u>	<u>1984</u>	<u>% Change</u>
All Crime	44,007	36,720	-16.6
Burglary	10,097	9,312	- 7.8
Stolen Vehicles	3,743	2,735	-26.9
Robbery	2,051	1,722	-16.0
Vehicle Related	9,232	7,111	-23.0
Larcenies			
Vandalism	6,717	4,633	-31.0
Rapes	396	374	- 5.6
Purse Grabs	277	120	-56.7

This table represents crimes reported to the IPD for which formal reports were made by an officer at the scene. The categories listed are the "7 major crimes" identified by the FBI, and are reported nationally.

## Martindale - Brightwood Crime Statistics

<u>Crime</u>	<u>1980</u>	<u>1984</u>	<u>% Change</u>
All Crime	1,185	1,003	-15.4
Burglary	365	276	-24.4
Stolen Vehicles	73	59	-19.2
Robbery	49	58	+18.4
Vehicle Related			
Larcenies	161	178	+10.6
Vandalism	147	123	-16.3
Rapes	9	19	+111.1
Purse Grabs	10	3	-70.0

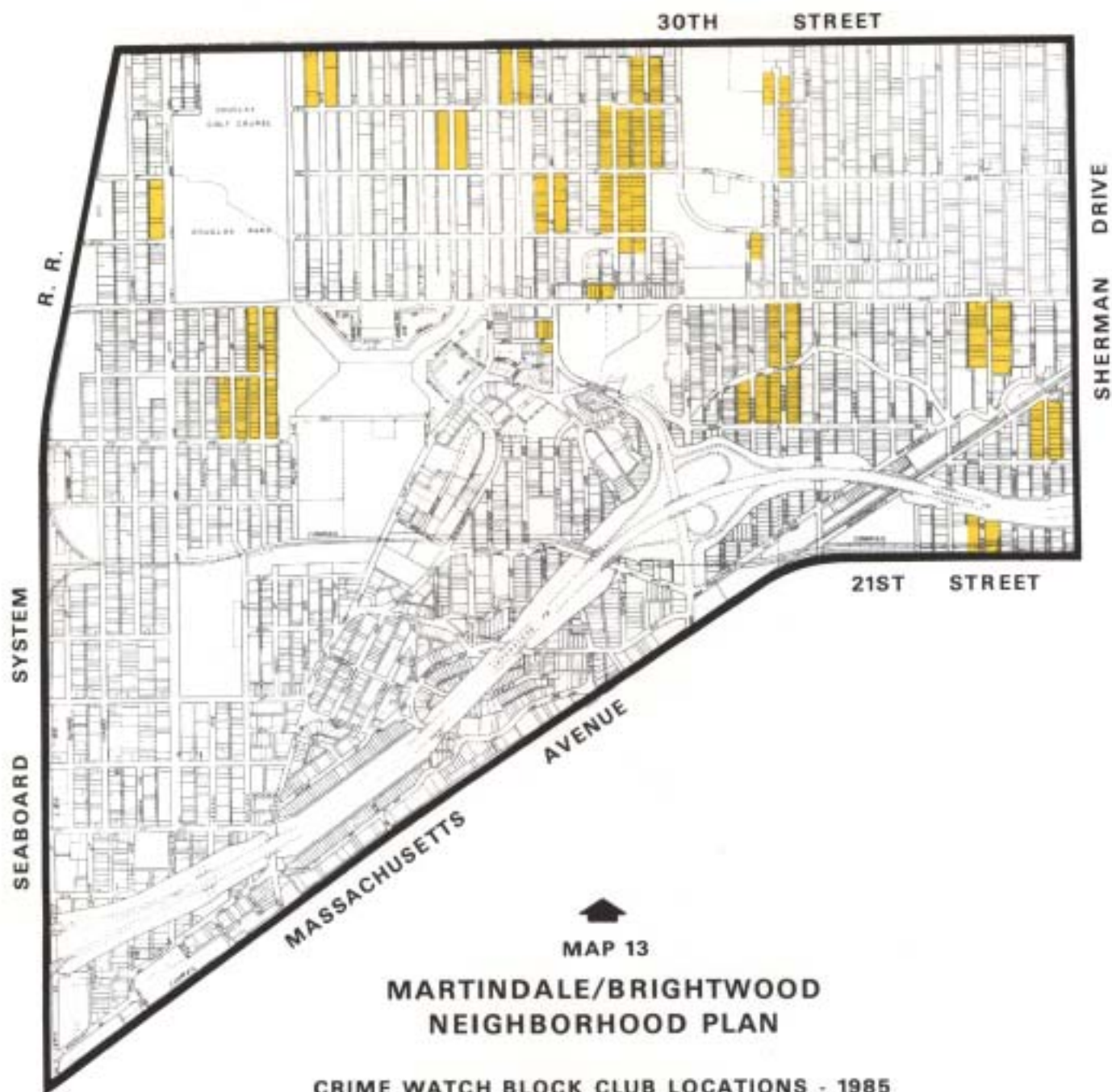


# FIRE STATIONS AND CALL BOX DISTRICTS

Source: Indianapolis Fire Department

The preparation of this map was financed in part by a Community Development Block Grant

December, 1985  
Department of Metropolitan Development  
Division of Planning  
Indianapolis-Marion County, Indiana



Source: Indianapolis Crime Watch

The preparation of this map was financed in part by a Community Development Block Grant

December, 1985  
 Department of Metropolitan Development  
 Division of Planning  
 Indianapolis-Marion County, Indiana

## EDUCATION

### A. Assets

1. The Martindale-Brightwood neighborhood has five elementary schools, one of which is parochial.

School #26	1301 East 16th Street
School #37	2605 East 25th Street
School #56	2353 Columbia Avenue
School #110	1750 East 30th Street
St. Rita Catholic School	1800 North Arsenal Avenue

2. School #56, which was recommended to be closed at the conclusion of the 1982-1983 school year, was later recommended to remain open.
3. The targeted utilization rate for elementary and junior high schools, according to Indianapolis Public Schools, should be in the 80% to 100% range. The following schools are in that desired range:

	Capacity	Enrollment	%Utilization
School #26	800	739	92.4
School #37	696	601	86.4
School #110	800	808	100.1

4. School #38, 2050 Winter Avenue, which was closed in 1980, was purchased by the Full Gospel Deliverance Church in July, 1981. School #51, 2301 North Olney Street, was purchased by the Church of the Living God.

### B. Problems

1. School #38, 2050 Winter Avenue, and School #51, 2301 North Olney, have been closed. Factors such as under-utilization (declining pupil enrollment), structural deficiencies, and operational cost contributed to closing decisions.
2. St. Francis de Sales Catholic School, 2191 Avondale Place, was closed recently.
3. Court-ordered busing of pupils has caused problems such as inability of pupils to participate in extracurricular activities.
4. School #56 has a capacity of 744 students, but an enrollment of 494 for a 66% utilization rate.

5. As a result of a school building survey conducted by Indianapolis Public Schools, school #26 received a score of 42 (100 is the maximum score). Factors such as age, size, operating cost, etc. were used in the evaluation. School #26 received a low score of two, in the building condition portion of the survey, ten being the maximum score.
6. There is inadequate busing for children of kindergarten age, especially in Brightwood. The closest kindergarten is at school #37, 2605 East 25th Street. The children have to walk or be driven to kindergarten.
7. Using the aforementioned criteria, school #37, 2605 East 25th Street, received a building survey score of 56 (100 is the ultimate score).
8. School #110, 1750 East 30th Street, received a building evaluation score of 53. The building condition score per se was three (ten is the ultimate).

C. Goals

1. Create an educational program which is economically and programmatically efficient and improves the quality of education for neighborhood residents.
2. Support a school utilization plan which is sensitive to neighborhood resident needs providing the necessary curricular and comfortable environmental needs for both the students and teachers.

D. Recommendations

1. Consider the potential adaptive reuse of any school in the area prior to any decision to close the facility.

The two schools in the neighborhood that have been closed are presently being used for constructive purposes. However, due to constant changes in the educational system, it is necessary for school administrators to review the school utilization plan on an annual basis. Should there be a subsequent decision to close any of the remaining schools in the neighborhood, there should be a plan for immediate reuse of the structure which would be compatible with the physical fabric of the neighborhood. The buildings should be demolished rather than be used inappropriately or remain vacant and become an eyesore to the neighborhood.

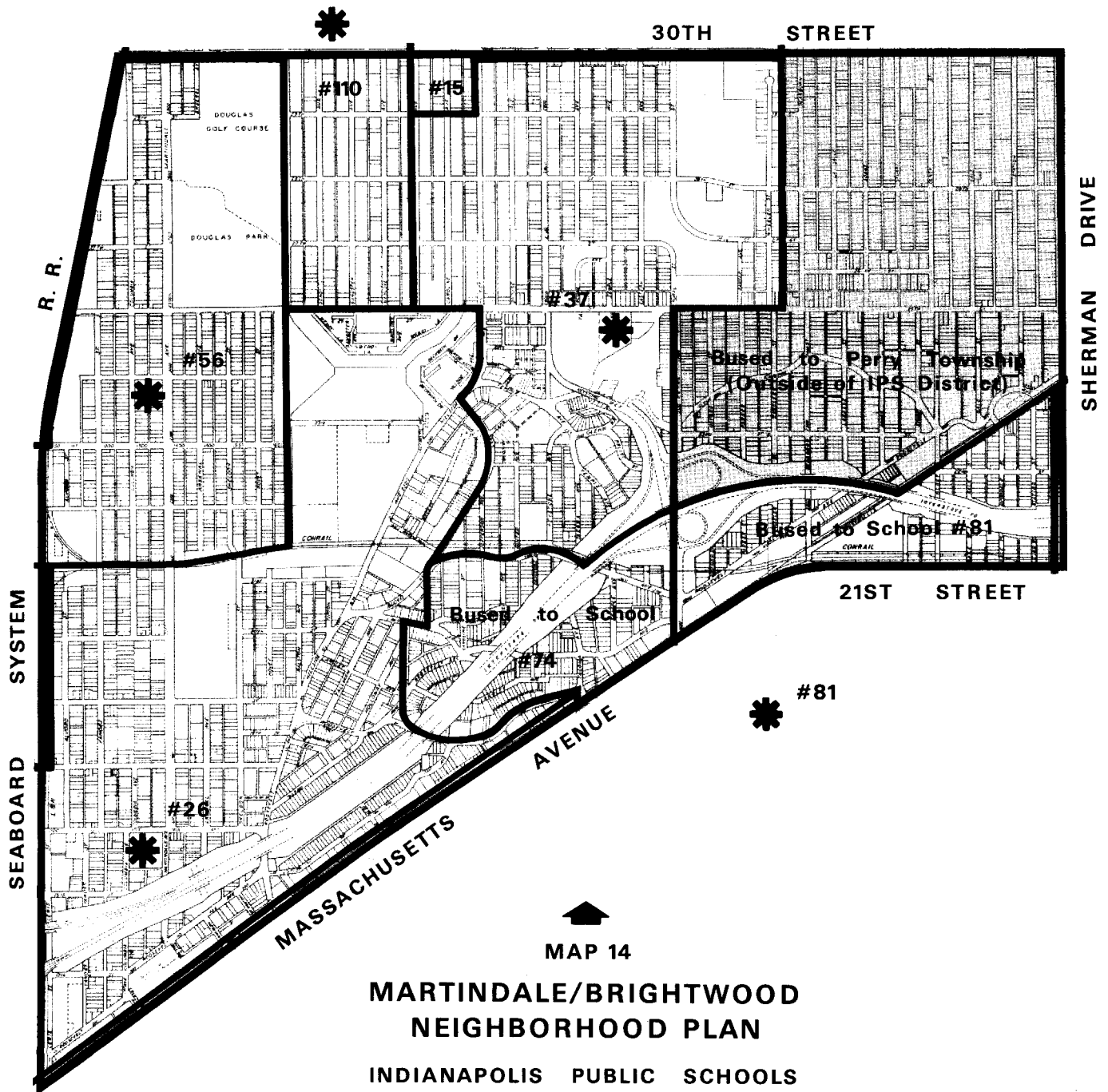
2. Increase parental involvement in educational activities.

Ongoing communication between parents and teachers is vital to the educational development of the child.

3. Upgrade all school buildings not currently meeting safety codes.

A survey of school building conditions conducted by I.P.S. indicates that none of the four schools in the Martindale-Brightwood neighborhood meet established codes regulated by the Buildings and Grounds Division of I.P.S. To insure the safety of students and others that use the facilities, physical improvements should be implemented.

4. Assess the need for providing bus transportation for children of kindergarten age in the Martindale-Brightwood neighborhood.



MAP 14

**MARTINDALE/BRIGHTWOOD  
NEIGHBORHOOD PLAN**

INDIANAPOLIS PUBLIC SCHOOLS

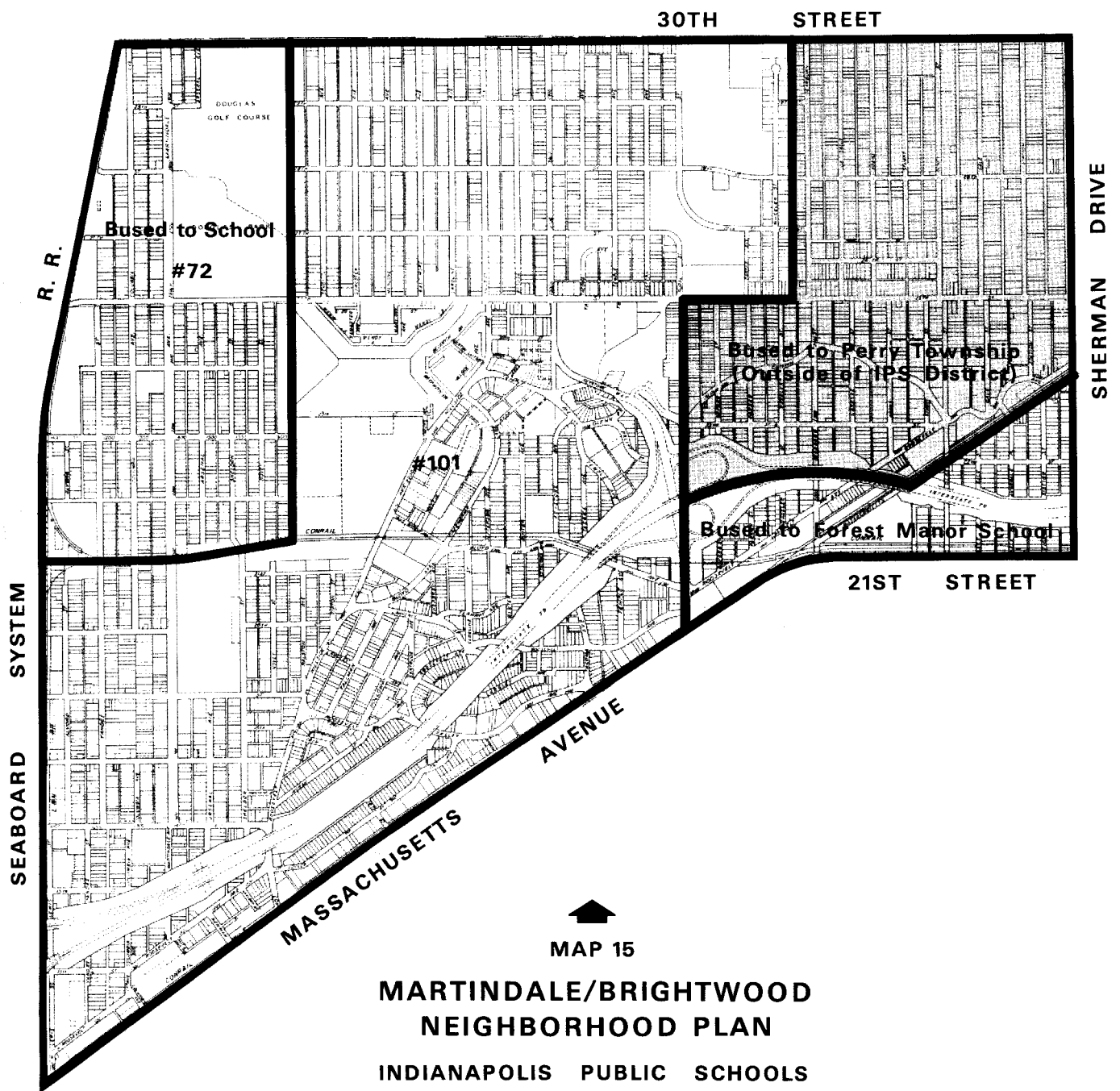
ELEMENTARY SCHOOL DISTRICTS 1985

- School District Boundaries
- \* School Locations

Source: Indianapolis Public Schools

The preparation of this map  
was financed in part by  
a Community Development Block Grant

December, 1985  
Department of Metropolitan Development  
Division of Planning  
Indianapolis-Marion County, Indiana



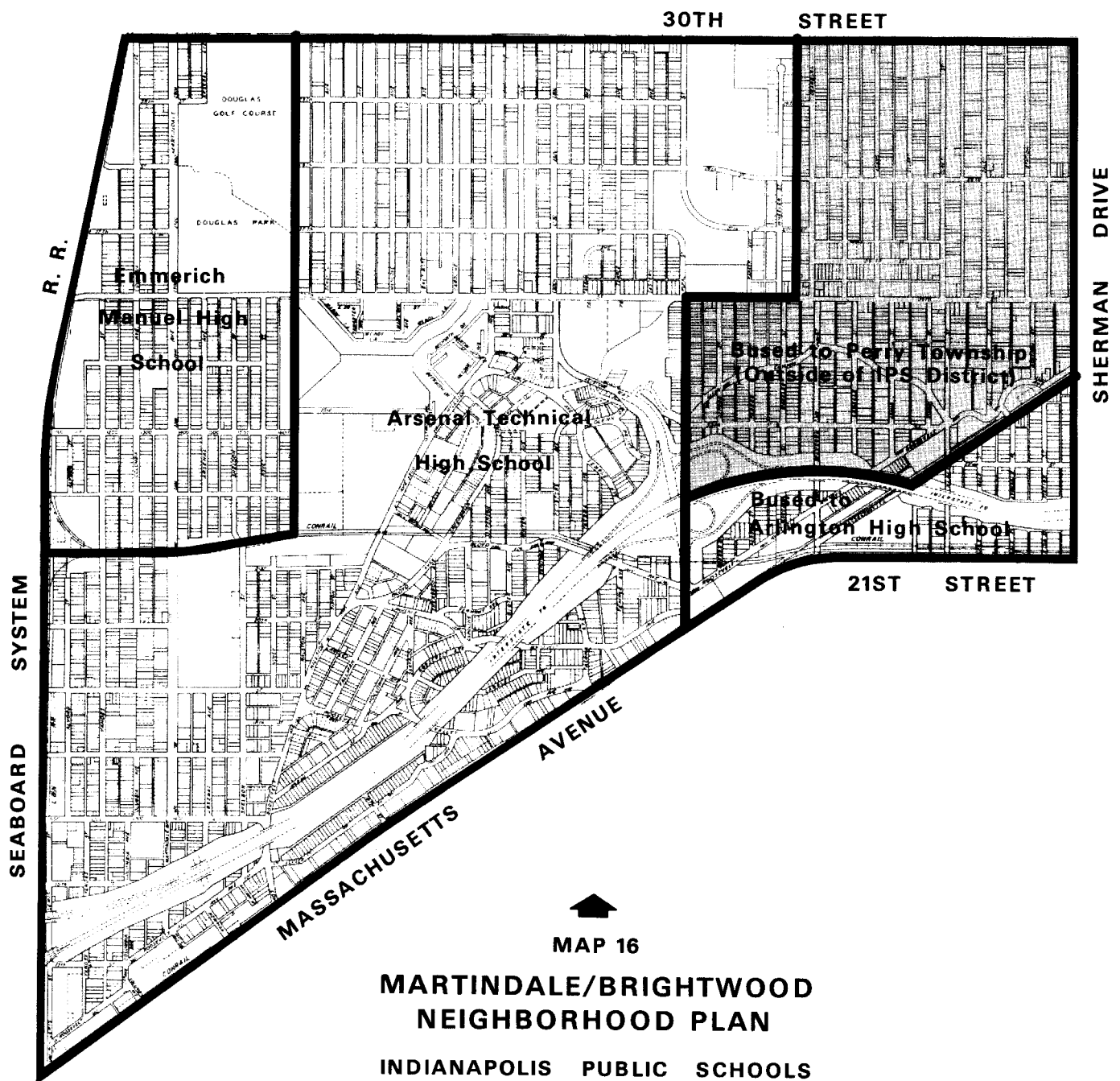
JUNIOR HIGH SCHOOL DISTRICTS 1985

**— School District Boundaries**

Source: Indianapolis Public Schools

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was financed in part by  
a Community Development Block Grant

December, 1985  
Department of Metropolitan Development  
Division of Planning  
Indianapolis-Marion County, Indiana



MAP 16

**MARTINDALE/BRIGHTWOOD  
NEIGHBORHOOD PLAN**

INDIANAPOLIS PUBLIC SCHOOLS

**SENIOR HIGH SCHOOL DISTRICTS 1985**

**School District Boundaries**

Source: Indianapolis Public Schools

The preparation of this map  
was financed in part by  
a Community Development Block Grant

December, 1985  
Department of Metropolitan Development  
Division of Planning  
Indianapolis-Marion County, Indiana

## PARKS AND RECREATION

### A. Assets

#### Community Parks

Community Parks offer a wide range of leisure activities, are centrally located, designed to serve several neighborhoods, and are serviced by a public transportation system. Indianapolis-Marion County has seventeen community parks, two of which are located within the Martindale-Brightwood neighborhood.

##### 1. Douglass Park

Douglass Park is a 30.2 acre park which is located at 1425 E. 25th Street. The majority of the amenities characteristic of community parks are found at Douglas Park. Adjacent to the park is a nine-hole golf course.

##### 2. Washington Park

Washington Park is a 129 acre park which is located at 2801 E. 30th Street. The park is adjacent to and immediately north of the northern boundary of the Martindale-Brightwood neighborhood. In 1924 the Department of Parks and Recreation acquired the approximate 25 acres south of 30th Street and developed this as the R-70 Park.

#### Neighborhood Parks

Neighborhood Parks are smaller in size than community parks, serve a general neighborhood, and make recreational activities available within reasonable walking and biking distance. There are two neighborhood parks located within the boundaries of the Martindale-Brightwood neighborhood.

1. Beckwith Memorial Park is located at 2302 East 30th Street on the northern boundary of the subarea. It contains 4.5 acres.

2. J.T.V. Hill Park, 8.3 acres, is located at 1806 North Columbia Avenue.

#### Sub-Neighborhood Parks

Sub-Neighborhood Parks are small and are generally located in areas where there are no other parks and where open space is limited. Vacant lots are often used for this purpose.

1. Brightwood Park  
Brightwood Park, .5 acres, is located at 2350 North Olney Street.
2. John Ed Park  
John Ed Park, formerly Oak Hill Park, contains 3 acres and is located at 2000 East Roosevelt Avenue.

B. Problems

1. Parks in the area are frequently vandalized. The problem is more apparent at Douglas and Washington Parks.
2. Criminal activity is increasing in the area parks with special reference to Douglas and Washington Parks. Drug usage in the parks is a common occurrence. Within the past few months, a murder was committed in Washington Park.
3. The neighborhood residents allege that broken bottles and other debris are a constant problem at Douglas Park.
4. The facilities at Brightwood Park are inadequate. Specific reference is made to the need for additional swings.
5. Due to constraints in funding and a reduction in park personnel, maintenance of park facilities is inadequate.
6. Generally, there are an insufficient number of water fountains and restrooms in the parks.
7. Non-blacks do not feel welcome to use the facilities at Douglas Park.
8. There is only one park in the Brightwood neighborhood.

C. Goals

1. Improve the quality of life for Martindale-Brightwood residents by providing leisure opportunities which include well-maintained and secure open spaces and park sites.
2. Provide a full range of accessible recreation programs to residents of Martindale-Brightwood.

D. Recommendations

1. Provide adequate security at neighborhood parks.

Better security measures will not only minimize vandalism to park facilities but, additionally, will act as a safeguard for the residents of the neighborhood who use the parks. Realizing that there is a shortage of both park and police personnel, neighborhood volunteers could assist in the attempt to make the parks a safe place for the residents who want to use them.

Additionally, there should be adequate lighting in the parks to make them a comfortable place for night use.

2. Improve facilities and maintenance at the neighborhood parks.

One of the major problems for the Department of Parks and Recreation is that of maintenance, provision and replacement of needed equipment.

Since 1975, the budget for the Department has decreased by eight percent; staffing has been decreased by fifty percent. These factors, coupled with increased vandalism, compound the problem of maintaining park equipment. The neighborhood residents could resolve some of the problem by using volunteers and volunteer equipment to maintain the parks.

3. Provide youth activities at parks, churches, schools (after school hours) and other neighborhood facilities.

Sponsored and supervised programs should be encouraged.

## SOCIAL SERVICES AND COMMUNITY FACILITIES

The following set of Social Service categories are generally used to clarify differences as they relate to agency functions:

- 1) Access Services: A group of case level activities designed to link clients with the services they need from the total community.
- 2) Decentralized Services: Programs offered by community-wide agencies at neighborhood locations.
- 3) Social Development Programs: Club groups and recreational activities for specific age groups.
- 4) Community Organization: A cohesive effort involving neighborhood residents in community decision making.

These functions, to varying degrees, are found in the social service delivery system within the Martindale-Brightwood neighborhood.

### A. Assets

1. The Brightwood Community Center is located at 2410 Station Street. It offers the following services:
  - Social development for senior citizens and youth
  - Tutoring
  - Emergency clothing
  - Information and referral
  - Senior citizens' hot lunch
  - Indianapolis Pre-School (co-located service)
  - Emergency food
2. The Edna Martin Christian Center is located at 1970 Caroline Street. The Center provides the following services:
  - Day Care
  - Social development for children, youth and senior citizens
  - Emergency food and fuel
3. St. John's Missionary Baptist Church is located at 1701 Martindale Avenue. Services provided are:
  - Friendly visiting
  - Employment referral
  - Clothing
  - Food program for children after school

4. The Indiana Christian Leadership Conference is located at St. John's Missionary Baptist Church, 1701 Martindale Avenue. Services provided are:

- Emergency food
- Day care
- Senior Citizens' employment services

The branch office is located at 2848 Denny Street.  
Services provided are:

- Community health screening (vision)
- Unwed mothers' employment program

5. The Kingsley Terrace Church of Christ is located at 2031 East 30th Street. The church operates a day care facility at that location. It also has a food program.
6. St. Rita Catholic Church is located at 1733 Martindale Avenue. Day care is provided by the St. Rita Child Development Center. The St. Rita ministry provides the following services:

- Food pantry
- Job referral
- Housing counseling
- Emergency clothing

7. The headquarters of Operation Late Start is located at 2355 Station Street.

#### B. Problems

1. Due to restraints in funding, many of the agencies involved in human services have had to cut back in their delivery system.
2. There is the need for better coordination between the various social delivery agencies.
3. Funding constraints inhibit the range of services at some neighborhood agencies.
4. Area residents are not aware of the range of services available within the total social service delivery system.

#### C. Goal

1. Create a better understanding of what social service resources are available in the Martindale-Brightwood Neighborhood.

D. Recommendations

1. Provide simple information to individuals regarding services available in the community.
2. Provide core social services which consist of Outreach, Intake, Assessment/Service Planning, Referral, Mediation, Follow-up and Support Services.

Provide core services and those services which assess the varied needs of individuals and/or families and link them to those service providers which can best meet their needs.

3. Provide better communication and coordination between the existing human service delivery agencies.

A consortium of agencies would minimize duplication of effort, make area residents more aware of available services, and make the total neighborhood delivery system more efficient.

# ACTION PROGRAM

Recommendations	1985	1986	1987	1988	1989	Potential Implementing Agencies
1. LAND USE						
- Strengthen and enforce existing development standards	X	X	X	X	X	[DDS]
- Bring into compliance those who have not properly used the variance process	X	X	X	X	X	[DDS]
- Examine requests for church variances	X	X	X	X	X	[DDS]
2. HOUSING						
- Develop a Martindale-Brightwood housing council	X	X	X	X	X	[M-B] [DP] [DEHD]
- Provide infill housing		X	X	X	X	[M-B] [DEHD]
- Return boarded houses to housing stock						[DDS] [HH] [M-B]
- Make vacant lots available for purchase	X	X	X	X	X	[M-B] [CL] [DPW]
- Establish a beautification program	X	X	X	X	X	[M-B] [DPW] [DPR]
- Demolish garages	X	X	X	X	X	[DDS] [M-B]
- Housing for elderly		X	X	X	X	[DEHD] [OIC]
3. COMMERCIAL						
- Promote commercial revitalization						[DDS] [M-B]
- Establish a local development corporation		X	X	X	X	[M-B]
- Inventory vacant commercial structures		X	X	X	X	[DP]
- Inventory vacant lots		X	X	X	X	[DP]
4. INDUSTRIAL						
- Establish adaptive reuse for vacant industrial buildings		X	X	X	X	[DP]
- Encourage proper buffering	X	X	X	X	X	[M-B] [DDS]
- Coordination between Martindale-Brightwood and Eastside Community Investment	X	X	X	X	X	[M-B] [ECI]
5. TRANSPORTATION						
- Repair streets, curbs and sidewalks	X	X	X	X	X	[DOT]
- Enforce removal of junked and abandoned cars	X	X	X	X	X	[DPW] [M-B]
- Maintain railroad crossings	X	X	X	X	X	[Seaboard RR] [Conrail RR] [Indpls. RR] [Union RR]
- Restrict truck traffic to major thoroughfares	X	X	X	X	X	[DOT]
- Implement the Northeast Quadrant Transportation Plan	X	X	X	X	X	[DOT]
- Implement better access to Oakhill		X	X			[DOT]
- Investigate the need for traffic signal at Bloyd & Rural		X				[DOT]

Recommendations	1985	1986	1987	1988	1989	Potential Implementing Agencies
6. PUBLIC SAFETY						
- Increase police patrols	X	X	X	X	X	[IPD]
- Encourage adequate lighting	X	X	X	X	X	[M-B] [IPALCO]
- Combat drug traffic	X	X	X	X	X	[M-B] [IPD]
- Develop a dead bolt lock program for the elderly	X	X	X	X	X	[M-B]
- Increase youth programs		X	X	X	X	[M-B]
7. EDUCATION						
- Consider the potential adaptive reuse of schools		X	X	X	X	[IPS] [M-B]
- Increase parental involvement	X	X	X	X	X	[M-B] [IPS]
- Upgrade school buildings		X	X	X	X	[IPS]
- Provide bus transportation for kindergarten age children	X	X	X	X	X	[IPS]
8. PARKS AND RECREATION						
- Provide adequate security	X	X	X	X	X	[IPD] [DPR]
- Improve facilities and maintenance		X	X	X	X	[DPR] [M-B]
- Provide youth activities		X	X	X	X	[DPS] [IPS]
9. SOCIAL SERVICES						
- Improve coordination between human service agencies	X	X	X	X	X	[CCI]
- Provide simple information	X	X	X	X	X	[CCI]
- Provide care services	X	X	X	X	X	[CCI]
- Improve coordination between agencies	X	X	X	X	X	[CCI]

INITIALS:

[DDS].....Division of Development Services  
[M-B].....Martindale Brightwood Neighborhood Association  
[DP].....Division of Planning  
[DEHD].....Division of Economic and Housing Development  
[H & H].....Health and Hospital  
[CCL].....City Legal  
[DPW].....Department of Public Works  
[DPR].....Department of Parks and Recreation  
[OIC].....Opportunities Industrialization Center  
[ECI].....Eastside Community Investments  
[DOT].....Department of Transportation  
[IPD].....Indianapolis Police Department  
[IPALCO].....Indianapolis Power and Light Company  
[IPS].....Indianapolis Public Schools  
[CCI].....Community Centers of Indianapolis

## APPENDIX A

## APPENDIX A

### Martindale - Brightwood Curb, Street and Sidewalk Windshield Survey

1. Curb and sidewalk repair - 16th and Alvord Street
2. Curb repair - 16th and Martindale
3. Curb repair - 1600 block of Martindale
4. Curb repair - 1700 block of Martindale
5. Curb repair - 1800 block of Martindale
6. Curb repair - 1900 block of Martindale
7. Curb repair - 2000 block of Martindale
8. Railroad crossing resurfacing - 2000 block of Martindale
9. Curb repair - 2100 block of Martindale
10. Curb repair - 2200 block of Martindale
11. Curb repair - 2300 block of Martindale
12. Curb repair - 2400 block of Martindale
13. Curb repair - 1500 east on 30th Street
14. Street resurfacing - 2900 block of Ralston
15. Street resurfacing - 2800 block of Ralston
16. Curb repair - 2700 block of Ralston
17. Street resurfacing - 2500 block of Ralston
18. Weed overgrowth on sidewalk - 2300 block of Greenbriar
19. Recessed manhole - 2235 Greenbriar Lane
20. Street resurfacing and curb repair - 2200 block Winter Avenue
21. Street resurfacing and curb repair - 2100 block Winter Avenue
22. Curb and sidewalk repair - 2000 block Winter Avenue
23. Curb repair - Caroline and Fernway Streets
24. Curb repair - 1900 block Tallman Avenue
25. Curb repair - 1800 block Tallman Avenue
26. Curb repair - 1800 block Holloway
27. Curb repair - 1900 block Holloway
28. Minor street repair - 2500 block Hillside Avenue
29. Minor street repair - 2600 block Hillside Avenue
30. Curb repair needed - 2200 block east 30th
31. Street resurfacing - 2300 block Tacoma
32. Street resurfacing - 2400 block Tacoma
33. Curb repair - 2500 block Parker Avenue
34. Minor street resurfacing - 2400 block Dearborn
35. Curb repair - 2400 block Dearborn
36. Curb repair - 2300 block of Adams
37. Curb repair - 2400 block of Adams
38. Curb repair - 2300 block Station
39. Curb repair at Roosevelt and Station
40. Curb repair needed from railroad tracks north on Sherman to 30th Street
41. Curb repair - 3700 block east 30th Street
42. Curb repair - 2900 block Station
43. Curb repair - 2800 block Station
44. Curb repair - 2500 block Gale
45. Curb repair - 2700 block Gale
46. Street repair - 2900 block Gale

47. Curb repair - 2900 block Gale
48. Curb repair - 2700 block Olney
49. Curb repair - 2800 block Olney
50. Curb repair - 2900 block Olney
51. Curb repair - 2500 block Adams
52. Curb repair - 2700 block Adams
53. Street resurfacing - 2600 block east 30th Street
54. Sporadic curb repair - intersection of 22nd and Station
55. Curb repair needed - 2100 block Olney
56. Sporadic curb repair - 2700 block of Bloyd Avenue

## APPENDIX B

## APPENDIX B

### Martindale-Brightwood Churches

	<u>Current Zoning</u>
1. St. John AME Church 1669 Columbia.....	D-8
2. St. Paul AME Church 1835 East 25th.....	D-5
3. Faith Mission Apostolic Church 1728 Sheldon.....	D-8
4. All Friends Missionary Baptist Church 1204 East 24th.....	I2U
5. Baptist Churches 2030 Martindale Avenue.....	I4U
6. Bethlehem Baptist Church 1215 East 15th.....	D-8
7. Eastern Star Baptist Church 2203 Columbia Avenue.....	SU1*
8. Eastside Baptist Church 2845 Baltimore Avenue.....	D-5
9. Eastside New Hope Baptist Church 1601 Sheldon.....	C-5
10. Galilee Baptist Church 2626 East 25th Street.....	SU1*
11. Gold Bell Baptist Church 2557 Columbia Avenue.....	D-5
12. Goodwill Baptist Church 1302 Columbia Avenue.....	C-3
13. Greater Canaan Baptist Church 2149 Sheldon Street.....	I3U
14. Little Stone Baptist Church 2805 Columbia Avenue.....	D-5
15. Grace Memorial Baptist Church 3002 Adams.....	D-5
16. Little Zion Baptist Church 2602 North LaSalle.....	D-5
17. Mt. Calvary Freewill Baptist Church 2743 North Sherman.....	C-3/D-5
18. Mt. Moriah Missionary Baptist Church 2349 Keystone Way.....	SU1*
19. Mt. Nebo Baptist Church 2325 Hovey Street.....	D-5
20. Mt. Zion Free Will Baptist Church 2416 Hovey.....	D-5
21. New Bethel Baptist Church 1535 Martindale Avenue.....	D-8
22. New Hope Baptist Church 2025 Winter Avenue.....	D-5

\*Appropriate Church Zoning Designation.

Current Zoning

23.	New Mission Baptist Church 2581 Baltimore Avenue.....	D-5
24.	Pilgram Chapel Baptist Church 2301 Martindale Avenue.....	D-5
25.	Pioneer Missionary Baptist Church 2001 Yandes.....	I3U
26.	St. John's Missionary Baptist Church 1701 Martindale Avenue.....	D-8
27.	St. Luke Missionary Baptist Church 1703 East 30th .....	SU1*
28.	Southern Baptist Church 2446 Gale.....	D-5
29.	Tabernacle Missionary Baptist Church 3101 East 30th.....	SU1
30.	True Vine Baptist Church 2815 North Dearborne.....	D-5
31.	Truelight Baptist Church 1202 East 22nd.....	I2U
32.	Mt. Pisgah Baptist Church 3419 East 23rd.....	D-5
33.	St. Luke Missionary Baptist Church 2330 Parker.....	D-5
34.	Unity Fellowship Missionary Baptist Church 2761 North Sherman.....	C-3
35.	Ambassador Baptist Church 2301 Arsenal Avenue.....	D-5
36.	Columbia Avenue Missionary Baptist Church 1918 Yandes.....	D-5
37.	Greater Guiding Light Missionary Baptist Church 1918 Yandes.....	D-8
38.	Martindale Avenue Church of Christ 2402 Martindale.....	D-5
39.	Hillside Christian Church 1737 Ingram.....	D-5
40.	Charity Baptist Church 2413 Station Street.....	C-4
41.	Trinity CME Church 2253 Martindale Avenue.....	D-5
42.	Hovey Street Church of Christ 2338 Hovey.....	D-5
43.	Kingsley Terrace Church of Christ 2031 East 30th Street.....	D-5
44.	Church of God in Christ 2238 Ralston.....	D-5
45.	Church of God in Christ St. Timothy's Tabernacle, 2407 Columbia Avenue.....	D-5
46.	Holy Trinity Church of God in Christ 2422 Sherman Drive.....	C-4

\*Appropriate Church Zoning Designation.

Current Zoning

47.	Macedonia Church of God in Christ 1566 Columbia Avenue.....	D-8
48.	Prince of Peace Church of God in Christ 1962 Columbia Ave.....	D-8
49.	Church of the Living God 2301 North Olney.....	C-4
50.	Temple of Christ 1539 Roosevelt Avenue.....	I3U
51.	Scott Methodist Church 2131 Martindale Avenue.....	I3U
52.	Church of Jesus 2356 Station.....	C-4
53.	Bethel Tabernacle Church 2002 Martindale Avenue.....	I3U
54.	Faith Apostolic Powerhouse Church 2502 Roosevelt.....	C-2
55.	Full Gospel Deliverance Church 2050 Winter Avenue.....	D-5
56.	House of Prayer Pentecostal 2853 East 25th.....	D-5
57.	Mount Olive Church 1531 Roosevelt.....	I3U
58.	Pentecostal Lighthouse Church of God 2437 Sheldon.....	D-5
59.	Pentecostal Church of God 3001 Gale.....	SU1*
60.	St. Rita Catholic Church 1733 Martindale Avenue.....	C-1
61.	St. Frances De Sales Church 2167 Avondale Place.....	D-5
62.	Emmanuel Union Temple Zion 1539 Roosevelt Avenue.....	I3U
63.	St. Joseph Spiritual Church 2805 Station.....	D-5
64.	St. Paul United Methodist Church 2410 North Station.....	C-4

\*Appropriate Church Zoning Designation.

## APPENDIX C

## APPENDIX C

### BUREAU OF THE CENSUS NEIGHBORHOOD STATISTICS PROGRAM NARRATIVE PROFILES OF NEIGHBORHOODS IN INDIANAPOLIS & SELECTED AREAS OF MARION COUNTY, INDIANA

#### MARTINDALE - BRIGHTWOOD

#### I. INTRODUCTION

Your community has joined the U.S. Commerce Department's Census Bureau in a special Neighborhood Statistics program. The purpose of this program is to produce demographic and economic information based on the results of the 1980 Census of Population and Housing for officially recognized neighborhoods in participating areas.

Martindale-Brightwood is one of the neighborhoods in Indianapolis and Selected Areas of Marion County, Ind. The following profile is a standardized, computer-produced narrative which highlights general population and housing trends. Statistics for the specific neighborhood are "plugged into" the narrative. References to detailed statistical tables appear in the narrative.+

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+ Some statements in this profile are flagged with a "\*". In these statements, two or more figures derived from the 1980 census sample are discussed in a fashion that could imply a comparison between the figures. Also, in some instances, comparisons are implied between figures cited in different sentences, for example, when citing figures for the population as a whole, and for specific race groups or for different age groups. Since the figures were derived from the 1980 census sample, they are subject to a certain amount of sampling variability. Appendix D in this report contains a discussion of sampling variability and also details methods to determine if a difference between two sample estimates is beyond that expected to result from sampling variability. The reader is urged to apply these methods to the flagged statements in order to conclude whether the estimated differences cited for this neighborhood are real or could merely be the result of sampling variability.

NPA: 111	Indianapolis & Selected Areas of Marion County, Ind.
NEIGHBORHOOD: 018	Martindale-Brightwood

The term "Neighborhood Publication Area" (NPA) used in the narrative refers to the total geographic area within which a set of neighborhoods was defined by program participants for this special Census Bureau program. Please refer to the Geographic Definition of Neighborhoods accompanying this NPA's profiles for exact NPA and individual neighborhood boundaries.

[The "tables" often referred to in this census information are not included in this report. These tables are available for reference in room 2060, City-County Building, Indianapolis, Indiana.]

## II. POPULATION CHARACTERISTICS

According to the census, 11,783 persons lived in Martindale-Brightwood on April 1, 1980. They comprised 2.9 percent of the NPA's total population of 402,791. (According to the 1970 census, 18,066 persons lived in Martindale-Brightwood. The population has decreased by 34 percent. [Information source - Department of Metropolitan Development, City of Indianapolis]).

### Race and Spanish Origin (Tables P-1 and P-6)

The census showed that Martindale-Brightwood had 838 Whites; 10,893 Blacks; 10 American Indians, Eskimos, and Aleuts; and 10 Asians and Pacific Islanders. Persons of Spanish origin (who may be of any race) number 87.

The above numbers are based on 100-percent tabulations shown in Table P-1; comparable sample estimates by race and Spanish origin are found in Table P-6. However, it is important to note that sample totals for race and Spanish origin may differ from complete-count totals because of sampling variability and other factors. For a discussion of comparability between complete and sample counts, see Appendix B, "Definitions and Explanations". Also, certain paragraphs or sentences will provide specific information by race of Spanish origin group if that group meets certain thresholds based on the 100-percent tabulations for that neighborhood.

NPA: 111

Indianapolis & Selected Areas of Marion  
County, Ind.

NEIGHBORHOOD: 018

Martindale Brightwood

Age, Household, and Family Characteristics (Tables P-1, P-3, and P-6)

Among the 11,783 persons in Martindale-Brightwood, 29.3 percent, or 3,448, were under 15 years old and 10.1 percent, or 1,193, were 65 years and over. In the NPA, 23.2 percent were under 15 years and 12.1 percent were 65 years and over. The neighborhood's median age was 24.5 as compared with the NPA's 29.3 years.

One of the major national trends over the past ten years has been an increase in the number of households, especially small households. The 3,519 households in Martindale-Brightwood represented 2.4 percent of all NPA households. Among the neighborhood households, 20.8 percent consisted of 1 person and 15.1 percent had 6 or more persons. Nonfamily households composed of householders who lived alone or only with unrelated persons represented 24.0 percent of all the households. There were 182 persons in group quarters. Among persons 65 and over 67.6 percent lived in family households, 32.4 percent in nonfamily households, and 0.0 percent in group quarters.

Marital status is one indicator used to describe family life and its changing patterns. Among persons in Martindale-Brightwood 15 years and older, 40.0 percent of 3,777 men and 33.5 percent of the 4,558 women were married (excluding separated) at the time of the census.

Comparable percentages for the NPA were 53.3 percent for men and 45.8 percent for women. Of the 5,223 persons in the neighborhood who had ever been married, 26.6 percent were either separated or divorced as compared with 19.2 percent separated or divorced in the NPA.

Fertility, family type and the presence of children are also important measurements of the trends in family life. Table P-3 contains data on these topics. Martindale-Brightwood had 2,537 families, of which 55.7 percent were maintained by a married couple, 37.2 percent by a female householder with no husband present, and 7.1 percent by a male householder with no wife present.\* Of the neighborhood's 1,411 families

NPA: 111

Indianapolis & Selected Areas of Marion  
County, Ind.

NEIGHBORHOOD: 018

Martindale-Brightwood

with own children under 18 years, 46.5 percent were one-parent families maintained by the mother.\* Of the families with own children under 18 years, the average number of persons per family was 4.03. (This is a derived measure based on sample data in STF 3 which cannot be obtained from Table P-3.)

Table P-6 contains data by major race group and Spanish origin for family type and the presence of children. Of the neighborhood's 177 White families, 66.1 percent were married-couple families and 29.4 percent were maintained by a female householder with no husband present.\* One-parent families maintained by the mother accounted for 55.9 percent of the White families with own children under 18 years old.\* Of the neighborhood's 2,360 Black families, 55.0 percent were married-couple families and 37.8 percent were maintained by a female householder with no husband present.\* One-parent families maintained by the mother accounted for 45.8 percent of the Black families with no children under 18 years old.\*

#### Nativity, Ancestry, and Language (Tables P-2 and P-3)

The percent foreign born in Martindale-Brightwood was 0.7 percent. The foreign born category relates to first generation immigrants. On the other hand, ancestry can reflect several generations of ethnic or national origin. In the 1980 census, the neighborhood reported 440 persons of English ancestry, 57 persons of German ancestry, and 42 persons of Irish ancestry.\*

Language spoken at home is another indicator of ethnic diversity. Of the neighborhood's 3,352 persons age 5 to 17 years old, 59 or 1.8 percent were reported speaking a language other than English at home.\* Among the persons in this age group who spoke a language other than English at home, 50.8 percent were reported speaking Spanish.\* Among those 18 and over, 0.9 percent reported speaking a language other than English at home.\* 62, or 92.5 percent of these adults, were reported to be Spanish speaking.\* Of the persons who were reported to speak a language other than English, 42.4 percent of the children and 19.4 percent of the adults in Martindale-Brightwood reported that they could speak English not well or not at all.\*

NPA: 111

Indianapolis & Selected Areas of Marion  
County, Ind.

NEIGHBORHOOD: 018

Martindale-Brightwood

## School Enrollment (Table P-2)

In Martindale-Brightwood, 3,708 persons age 3 and over were enrolled in school. They included 200 in nursery schools, 2,173 in kindergarten through eighth grade, and 1,081 in high school.\* Of the students in grades K-12, 4.5 percent were enrolled in private schools. The 254 persons enrolled in colleges included only those students living in the neighborhood while attending school. (These enrollment figures do not include students who attended schools in the neighborhood but who lived elsewhere nor students whose parental homes were in the neighborhood but who lived elsewhere while attending college.) Of persons 16 to 19 years old residing in the neighborhood, 23.2 percent were not enrolled in schools and were not high school graduates and thus may be considered dropouts.

## Educational Attainment (Tables P-2 and P-6)

Of those 25 years old and over in Martindale-Brightwood, 32.7 percent had a grade school education or less, and 41.4 percent were high school graduates, including 12.4 percent who had completed one or more years of college.\* About 2.2 percent of the population 25 years old and over in Martindale-Brightwood had completed 4 years or more of college. 43.2 percent of Black persons 25 years old and over were high school graduates, while 2.4 percent had completed 4 years or more of college.

Table P-2 contains additional data on educational attainment and labor force status. Additional data for the NPA and neighborhoods on educational attainment by race and Spanish origin are found in Table P-6.

## Disability and Veteran Status (Table P-2)

In Martindale-Brightwood, among noninstitutionalized persons 16 to 64 years of age, 13.8 percent reported that they had a health condition which had lasted for 6 or more months and which prevented them from working or which limited them in the kind or amount of work they could do.\* Those reporting themselves as prevented from working total 8.0 percent.\* Of noninstitutionalized persons 16 years of age and over, 5.1 percent had a health condition which had lasted 6 or more months and which made it difficult or impossible to use public transportation.\*

NPA: 111

Indianapolis & Selected Areas of Marion  
County, Ind.

NEIGHBORHOOD: 018

Martindale-Brightwood

Another social characteristic presented in Table P-2 is veteran status. In Martindale-Brightwood, 14.2 percent of civilians 16 years and over were veterans, including 31.2 percent of the male civilians.\*

#### Means of Transportation to Work (Table P-2)

Data on means of transportation to work show that 49.4 percent of the workers residing in Martindale-Brightwood drove alone to work. 29.4 percent rode to work in carpools, and 17.7 percent used some form of public transportation.\* Table P-2 contains detail on means of travel in addition to data for the NPA.

#### Migration (Table P-3)

A total of 10,799 persons 5 years old and over were living in Martindale-Brightwood in 1980. Of those, 36.3 percent had been living in a different house in the United States 5 years earlier. Of those movers, 86.7 percent lived in the same county; 1.1 percent lived in the same state, but a different county; while 12.2 percent lived in a different state.\* Data on region of residence 5 years ago for movers are found in Table P-3.

#### Labor Force Status (Tables P-4 and P-6)

Information on the economic situation of persons in Martindale-Brightwood begins in Table P-4. In the neighborhood, 58.6 percent of all working-age (16 years and over) persons and 54.5 percent of working-age females were in the labor force.\* 59.5 percent of persons 16 years and over worked in 1979.\* The unemployment rate for Martindale-Brightwood was 17.5 percent.\* The unemployment rate was 18.0 percent for Black persons.

Table P-4 also contains data for the neighborhood and the NPA on labor force status by usual hours and weeks worked, weeks of unemployment in 1979, and number of workers in families.

#### Occupation, Industry, and Class of Worker (Table P-4)

Martindale-Brightwood residents were employed in a variety of occupations in 1980. They included 986 in service occupations, except protective and household. Another 718 persons said there were in administrative

NPA: 111	Indianapolis & Selected Areas of Marion County, Ind.
NEIGHBORHOOD: 018	Martindale-Brightwood

support occupations, including clerical, and 674 persons were machine operators, assemblers, and inspectors.\*

Occupation describes the kind of work done by a person, whereas the industry classification of a person's job describes the main activity of the employer. Residents of this neighborhood were employed in the following industries: 1,026 persons were employed in manufacturing, 799 persons were employed in professional and related services, and 505 persons were employed in retail trade.\*

Of the 3,827 employed persons in Martindale-Brightwood, 73.9 percent worked for wages or salary for a private company, business, or individual.\* Another 25.0 percent held local, state, or Federal Government jobs.\* The self-employed represented 0.9 percent of the employed.\* The major occupation and industry groups are listed in Table P-4.

#### Income and Poverty Status (Tables P-5 and P-6)

Perhaps the main indicators of a population's economic well-being are income measures. The median income in 1979 of households in Martindale-Brightwood was \$11,412. (This means it is estimated that half had incomes below and half above this figure). Households with incomes less than \$7,500 were 35.9 percent of all households in the neighborhood, while households with incomes of \$25,000 or more constituted 14.6 percent of the households; the remaining 49.6 percent of the households had incomes between \$7,500 and \$25,000.\*

The median income in 1979 for families in the neighborhood was \$12,849.\* The median income for White families in the neighborhood was \$10,727.\* The median income for Black families in the neighborhood was \$12,694.\* For unrelated individuals 15 years old and over in the neighborhood, the median income in 1979 was \$4,279.\* On a per capita income basis, every man, woman, and child in Martindale-Brightwood averaged \$4,045 in 1979.

The poverty threshold for a four-person family was \$7,412 in 1979. There was a total of 3,211 persons below the poverty level in 1979 in Martindale-

NPA: 111

NEIGHBORHOOD: 018

Indianapolis & Selected Areas of Marion  
County, Ind.  
Martindale-Brightwood

Brightwood, or 28.0 percent of all persons for whom poverty status was determined.\* Related children under 18 years represented 49.2 percent of the poverty population in Martindale-Brightwood.

Among the major concerns in many areas are the economic situations of the older population and of families maintained by a woman with no husband present. There were 374 persons 65 years and over below the poverty level in 1979, or 31.5 percent of all elderly persons in Martindale-Brightwood.\* Of the 637 families below the poverty level in Martindale-Brightwood, 66.1 percent had a female householder with no husband present.

In Martindale-Brightwood, the poverty rate for Black persons was 28.2 percent.\* Comparable figures for the NPA are found in Table P-6.

### III. HOUSING CHARACTERISTICS

According to the census, there were 4,095 housing units in Martindale-Brightwood on April 1, 1980. They comprised 2.5 percent of the 164,386 housing units in the NPA.

#### Year-Round Housing Units (Table H-1)

The 1980 census showed that of 3,519 year-round occupied housing units in Martindale-Brightwood, 60.7 percent were occupied by owners and 39.3 percent by renters. The comparable figures for the NPA were 58.3 percent owner-occupied and 41.7 percent renter-occupied. There were 573 vacant housing units in this neighborhood with a rental vacancy rate of 4.7 percent and a homeowner vacancy rate of 1.6 percent.

Of the 2,135 owner-occupied housing units in Martindale-Brightwood, 9.0 percent were occupied by White householders; 90.5 percent by Black householders; percent by American Indian, Eskimo, and Aleut householders; percent by Asian and Pacific Islander householders; and 0.5 percent by Spanish origin householders. (Those of Spanish origin may be of any race.) The comparable figures for the NPA were 73.6 percent White householders; 25.7 percent Black householders; 0.1 percent American Indian, Eskimo, and Aleut householders; and 0.3 percent Asian and Pacific Islander householders; and 0.6 percent Spanish origin householders.

NPA: 111	Indianapolis & Selected Areas of Marion County, Ind.
NEIGHBORHOOD: 018	Martindale-Brightwood

There were 1,384 renter-occupied housing units in the neighborhood, of which 6.1 percent were occupied by White householders; 93.6 percent by Black householders; percent by American Indian, Eskimo, and Aleut householders; percent by Asian and Pacific Islander householders; and 0.7 percent by Spanish origin householders. The comparable figures for the renter-occupied housing units in the NPA were 66.1 percent White householders; 32.8 percent Black householders; 0.2 percent American Indian, Eskimo, and Aleut householders; 0.4 Asian and Pacific Islander householders; and 1.0 percent Spanish origin householders.

#### Structural Characteristics (Table H-3)

The census found that about 7.8 percent of the housing units in Martindale-Brightwood were built in 1970 or later, while 40.9 percent of the housing units were built before 1940.\*

The census also showed that 59.8 percent of the owner-occupied housing units had three bedrooms or more, and that 80.5 percent of the renter-occupied housing units had two bedrooms or more.\*

#### Fuels Used (Table H-4)

Census data indicate that utility gas was used by 72.19 percent of all households in the neighborhood for house heating.\* Similarly, utility gas was used by 80.1 percent of the households for cooking; and utility gas was used by 81.1 percent of the households for water heating.

#### Heating and Cooling of Housing Units (Table H-2)

Data on type of heating systems in the neighborhood indicate that 76.7 percent of the year-round housing units in Martindale-Brightwood had central heating systems and 34.7 percent had air-conditioning.\*

#### Kitchen Facilities, Telephones, and Vehicles (Table H-2)

In Martindale-Brightwood, 96.7 percent of the year-round housing units had complete kitchen facilities.\* Data from the 1980 census show that 90.9 percent

NPA: 111

NEIGHBORHOOD: 018

Indianapolis & Selected Areas of Marion  
County, Ind.

Martindale-Brightwood

of the households in the neighborhood had telephones available in the housing units.\* At least one vehicle was available for use by household members in 68.6 percent of the households.\*

#### Length of Time in Unit (Table H-2)

The statistics for this neighborhood indicate that in Martindale-Brightwood 44.2 percent of all householders had lived in their housing units 10 years or more. Census data also show that for the neighborhood 3.7 percent of the owners and 30.6 percent of the renters moved into their units in the 15 months preceding the census.\*

#### Value, Mortgages, and Monthly Costs (Tables H-1 and H-4)

Financial data for Martindale-Brightwood show that the median value for specified owner-occupied homes (i.e., one-family houses on less than 10 acres without a commercial establishment or medical office on the property) was \$16,600 as compared to \$26,800 for the NPA as a whole. The median contract rent paid for rental housing units in the neighborhood was \$96 as compared to \$150 for the NPA.

Within this neighborhood, 58.6 percent of the specified owner-occupied housing units were mortgaged, and 41.4 percent were not mortgaged.\* The median selected-monthly-owner housing costs for neighborhood units with a mortgage was \$230 and \$125 for units not mortgaged.\* Selected-monthly-owner housing costs are the sum of mortgage payments, real estate taxes, property insurance, and utilities.

Data for rental units showed that for the specified renter-occupied housing units in Martindale-Brightwood (i.e., renter-occupied housing except one-family houses on 10 or more acres), the median gross rent was \$179. Gross rent is the contract rent plus the estimated average monthly cost of utilities (fuels and water).

We hope the preceding profile is helpful to you in your analysis of the neighborhood. Please refer to the data tables for further information on these and related subjects. The text in the printed booklet will provide you with explanations and definitions of various terms used in this profile and in the tables.

NPA: 111

Indianapolis & Selected Areas of Marion  
County, Ind.

NEIGHBORHOOD: 018

Martindale-Brightwood

## APPENDIX D

## CITY SERVICES

MAYOR'S OFFICE	236-3600
DEPARTMENT OF ADMINISTRATION	236-4506
Barrett Law	236-4872
Cable TV Information	236-4506
Central Equipment Management (Garage)	633-3725
City Controller	236-4310
Division of Employment Training	633-6171
Legal Division	236-4055
Licenses	236-4316
Office of Equal Opportunity	236-5262
Personnel	236-5191
Poor Relief Coordinator	236-4506
Purchasing	236-4900
Traffic Violations	236-4307
Youth Services	633-6171
DEPARTMENT OF METROPOLITAN DEVELOPMENT	236-4141
Public Information Officer	236-4141
Division of Development Services	236-5010
Building Permits	236-4986
Demolition	236-5027
Improvement Location Permits	236-5154
Inspection Processing	236-4976
Rezoning	236-5167
Variances	236-5159
Zoning Enforcement	236-5010
Division of Historic Preservation	236-4406
Division of Housing	634-2361
(Indianapolis Housing Authority)	
Division of Planning	236-5151
Division of Housing and	
Economic Development	633-3480
Rehabilitation	633-8345
Housing Counseling/Relocation	633-8620
DEPARTMENT OF PARKS AND RECREATION	924-9151
Director	ext. 238
Deputy Director	240
Public Information Officer	206
Administration	274
Community Recreation/Sports	288
Construction and Design	266
Golf	293
Parks	305
Planner	260

(Department of Parks & Recreation  
Continued)

Security	300
Eagle Creek Park	293-4828
Activities Recording	925-4200
Major Taylor Velodrome	926-8356
AFTER HOURS (5 p.m. to 8 a.m.)	
"TROUBLE IN THE PARKS LINE"	925-5429

DEPARTMENT OF PUBLIC SAFETY 236-5090

Emergency Only	911
(Police, Fire, and Ambulance)	
Indianapolis Fire Department	633-6041
Fire Prevention	633-6046
Indianapolis Police Department	236-3000
Civil Defense	633-3900
Crime Watch	236-4272
Dog Pound	632-3242
Weights and Measures	236-4272
TTY for Hearing Impaired	236-3644

DEPARTMENT OF PUBLIC WORKS

Administrative Offices	236-4400
Public Information Officer	236-3020
Citizens Service	236-4601
Abandoned Vehicles	
Dead Animal Removal	
Drainage	
Flood Control	
Sewer Maintenance	
(After 5:00 p.m., phone 353-2111)	
Trash Collection/Heavy Trash	
Weeds	
Air Pollution Control	633-5565
Sewer User Charge	236-3028
Belmont Facility, Main Plant	633-5555

DEPARTMENT OF TRANSPORTATION 236-4700

Citizens Request for Service	236-4676
Public Information	236-4669

## COMMUNITY SERVICE ACTIVITIES

The following programs receive funds from the City to serve the people of the City of Indianapolis. They are located throughout the City for your convenience.

### SENIOR CITIZENS

Christamore House	635-7211
Concord Center	637-4376
Flanner House	925-4231
Hawthorn Center	637-8216
Holy Trinity Day Care Center	638-8322
Indianapolis Settlements, Inc.	638-3280
Mary Rigg	639-6106
Near Eastside	633-8220
Operation Late Start	926-3471
Southeast	637-8857
Station Street	542-0702
Weyerbacher Terrace	923-8304

### HEALTH

Neighborhood Health Centers	630-6911
Citizens Ambulatory Health Clinic	924-6351
Citizens Dental Clinic	926-5331
Peoples Health Center	633-7360
Southeast Health Center	929-3041
Southwest Health Center	929-3114

### MULTI-SERVICE CENTERS

Christamore House	635-7211
Citizens	926-2351
Concord Center	637-4376
Flanner House	925-4231
Forest Manor	545-1205
Hispano-American Center	636-6551
Indianapolis Settlements, Inc.	638-3280
Mary Rigg	639-6106
Near Eastside	633-8230
Southeast	632-8725
Southwest	241-5588

## MISCELLANEOUS SERVICES

Beech Grove Senior Citizen Center	788-4225
Better Business Bureau	637-0197
Butler-Tarkington	923-4581
Center Township Trustee	633-3610
Central Indiana Council on Aging	633-6191
Child Protection Hotline	236-3911
City-Center	267-2960
City-County Building Switchboard	236-3200
City Clerk	236-4242
City-County Council	236-4238
Clean City Committee	267-2969
Community Service Council	926-HELP
Information and Referral	
Consumer Protection	
(Attorney General Office)	232-6330
Convention and Visitors Association	635-9567
County Assessor	236-4907
County Auditor	236-3001
County Clerk	236-4740
Marriage License Bureau	236-4719
Support Division	236-4708
County Prosecutor	236-3522
County Recorder	236-4020
County Sheriff	633-5181
County Treasurer	236-4040
Crises and Suicide Intervention	632-7575
Domestic Relations Counseling	236-3858
Downtown Merchants Association	267-2972
Election Board	236-5100
Environmental Court	236-4166
Greater Indianapolis Progress	
Committee	236-3860
Health and Hospital Corporation	633-9600
Birth and Death Certificates	633-9697
Division of Public Health	633-9600
Mosquito Hot Line	633-3595
Rodent Control	925-9821
Sanitation, Housing	633-9780
Humane Society	872-5650
Indiana Department of Public Welfare	232-4402
Indiana Sports Corporation	632-6610
Indianapolis Alliance for Jobs	635-9075
Indianapolis Public Schools	
(Information)	266-4000
Juvenile Court and Center	924-4841
Legal Services Organization	632-5764
Marion County Welfare	236-7000

Metro Transit	635-2100
Customer Service	632-1900
Schedule Information	635-3344
Municipal Court Information	236-4600
Perry Senior Citizens Services, Inc.	783-9231
Salvation Army Downtown Senior Citizens Center	637-2764
Voters Registration	236-5040
White River Park Commission	634-4567



#### ADMINISTRATION AND POLICY DIRECTION

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City of Indianapolis

David E. Carley, Director  
Department of Metropolitan Development

Stuart Reller, Administrator  
Division of Planning

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Dr. Philip Borst (AL)  
Ray Crowe (AL)  
Carlton Curry (AL)  
Julius F. Shaw (AL)

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